



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

City Council Worksession

Monday, January 13, 2020 at 4:00 PM

City Hall Cowles Council Chambers

CALL TO ORDER, 4:00 P.M.

Councilmember Hansen-Cavasos requests excusal

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

DISCUSSION TOPIC(S)

a. [Memorandum](#) 20-011 from Deputy City Planner Engebretsen re: 2020 Land Allocation Plan (15 minutes)

b. Library Endowment Fund Proposal by the Library Advisory Board (30 minutes)

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, January 27, 2020 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



City of Homer

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Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum 20-011

TO: Mayor Castner and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: 1/6/2020
SUBJECT: Land Allocation Plan

Introduction

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool. HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

Current areas of work

- 1. Tidelands:** Last year the City approved a tideland lease for a new dock facility. In that process, city staff found that the City tideland code 18.28 was last updated circa 1967. While tideland lease requests are currently few and far between, it is reasonable to expect an increase in lease interest due to changes in aquatic farming demand. **Staff recommends** Council have the City Attorney review and make recommendations on updating this section of code. The Port and Harbor Advisory Commission also expressed interest in this work.

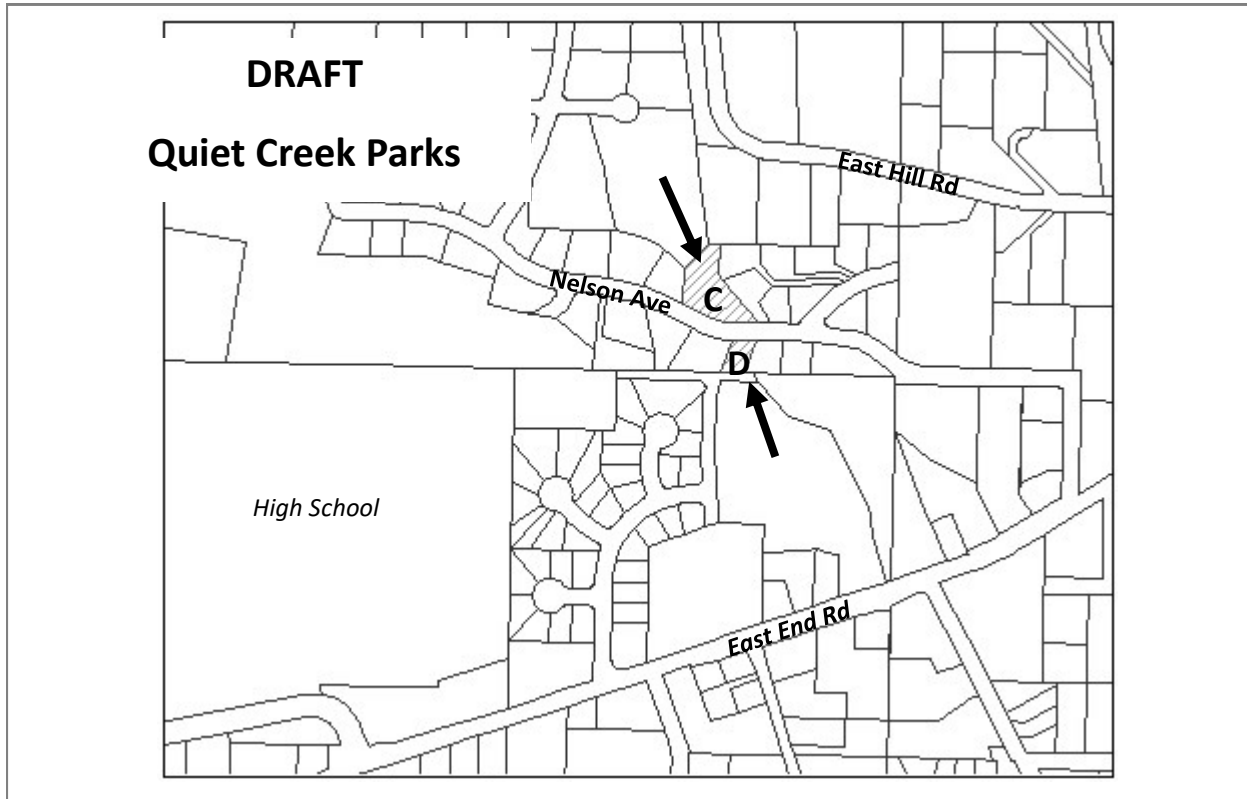
2. **Overslope:** Still in progress. From resolution 19-22 the Port and Harbor Advisory Commission is working on overslope development requirements. Planning staff will attend a work session with the Commission later in January.
3. **Quiet Creek Park Subdivision Parkland Donations.** Parks, Art Recreation and Culture will submit a park plan for adoption by resolution for the two parks donated to the City within the Quiet Creek Park Subdivision. A draft plan was provided to Council prior to the property being deeded to the City. The final plan will likely come to Council in March.
4. **The Nature Conservancy land donation:** This donation is on the current council agenda. This parcel will be included in the final LAP after Council acts on the ordinance.
5. **Sale of old library lot:** This item is on the Council's current agenda.
6. **HERC 1:** In the LAP, this building is still available for lease. A demolition study is in progress.

Staff recommends a councilmember sponsor a resolution to adopt the LAP and:

1. Direct administration to work with the City Attorney to review HCC 18.28 Tidelands.
2. Amend the LAP to include the new Quiet Creek park lands and designate them as parks
3. Amend the LAP to include the parcel donation by the Nature Conservancy and designate the lot as a park.
4. Consider removing HERC1 from lands available for lease, and designating it as a Section D property, City Facilities and other city lands.

Attachments:

1. New Quiet Creek Parks page
2. Draft 2020 Land Allocation Plan
3. Memos and Minutes to and from the Economic Development and Port and Harbor Advisory Commissions



Designated Use: Public Purpose for park land

Acquisition History: Deeded to the City as part of the Subdivision

Area: 0.86 and 0.21 acres

Parcel Number: 17702112, 17702125

2019 Assessed Value: \$77,200

Legal Description: T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

Zoning: Rural Residential

Wetlands: Yes. A creek flows through these steep properties and there are extensive wetlands.

Infrastructure: Road, water, sewer, gas.

Notes:

Finance Dept. Code:



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(p) 907-235-3106

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TO: Port and Harbor Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: October 17, 2019
SUBJECT: 2019 Draft Land Allocation Plan

This item will be on two meeting agendas. Requested Action:

1. Review lands currently available for long term lease. Are there any recommended changes?
2. At the next meeting, staff will provide the rest of the plan with updated lease information. No policy changes are excepted for lands under current leases.
3. Next meeting: brief discussion on title 18.28, Tidelands. Code is from 1967 and could use an update. A copy is provided in this packet for your review. Staff is looking for a recommendation to update this section of code with guidance from the City Attorney.

Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for lease. Council will have a work session with the Port and Harbor and Economic Development Advisory Commissions, tentatively in January, to discuss any changes.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

Requested Actions:

1. Recommend any changes to lands available for long term lease.

Attachments:

1. HCC 21.08.020
2. 2020 Draft Land Allocation Plan, Lands available for long term lease
3. Map, City lands on the Homer Spit
4. Title 18.28

18.08.020 Land allocation plan – Property available for lease.

a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.

b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.

c. Council shall adopt a land allocation plan that identifies:

1. City-owned property available for lease;
2. The property description, lease rate, preferred length of the lease term for each available parcel; and
3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.

f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.

g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.

h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].

City Clerk Tussey that an amendment to the motion was not needed to include the BR&E Study to the list in 4.i.b. "These may include..."

VOTE: YES: MARKS, AREVALO, MINK, BROWN, RICHARDSON

Motion carried.

NEW BUSINESS

- A. Meeting Schedule for 2020
 - i. Draft Resolution 19-XXX Adopting 2020 Meeting Schedule

Chair Marks introduced the agenda item by reading of the title and opined if the commission should approve or postpone the schedule given the unknown future of the EDC. Deputy City Clerk Tussey noted that technically they are still a commission and recommended they pass the schedule, and if it changes in the future then it can be amended.

AREVALO/BROWN MOVED TO ACCEPT THE 2020 MEETING SCHEDULE.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. 2020 Draft Land Allocation Plan
 - i. HCC 18.08.020 Land Allocation Plan
 - ii. Draft 2020 Land Allocation Plan (Supplemental Document Online)

Chair Marks introduced the agenda item and noted staff's request to recommend any changes to the draft LAP, and a recommendation on retaining Lot D-3 for a public purpose until such time as Council determines another use. Chair Marks described the location and brief history of the vacant lot. The commission used area maps to identify the parcel and briefly discussed its location. Commissioner Mink noted he had attended the last City Council meeting. He explained Council's decision to keep it City-owned was because of a potential offer for a 5G wireless tower.

Chair Marks confirmed that the commission mutually agreed they did not have any recommendations to change lands available for long term lease.

Chair Marks reiterated the second request: if the commission wanted to recommend Lot D-3 be retained for a public purpose, or made available on the market to sell.

MINK/AREVALO MOVED RECOMMEND TO CITY COUNCIL TO MAKE LOT D-3 AVAILABLE FOR SALE.

Commissioner Mink explained that Lot D-3 had been up for sale for a long time. A group came in with a request to Council and the Mayor to possibly put in a 5G wireless tower on the lot, and the City would generate revenue from the land lease. At that same time, a private business showed interest in buying it with a significant amount of public stepping up to show support for that business. Mr. Mink shared his perspective that if the City is going on a “maybe” versus someone who is highly interested in buying, has been a good citizen, and would help generate more revenue for the City in general, then he considers what the EDC is about: improving the vitality of the Pioneer Avenue/Downtown area. He stated that the EDC is here to foster that kind of economic growth.

In response to questions, Mr. Mink reiterated that the lot was taken off the market for the prospect of leasing the land to the wireless provider, which could generate approximately \$5,000/month in lease revenue. He shared some of the details regarding the tower that he knew and noted that at this time nothing further has been heard from the company.

Special Projects and Communications Coordinator Carroll confirmed whether the motion had to include verbiage referencing the Land Allocation Plan. It was agreed by the commission that it did not since it was a recommendation to sell the lot.

VOTE: YES: MARKS, RICHARDSON, AREVALO, MINK, BROWN

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report for October 14, 2019
- B. City Manager's Report for October 28, 2019
- C. EDC 2019 Meeting Calendar
- D. Commissioner Attendance at 2019 City Council Meetings

Chair Marks noted the informational items provided. She confirmed the next City Council meeting date and encouraged the commissioners to attend.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Special Projects and Communications Coordinator Carroll commended the commission on what they have come up against and working through it. She voiced her appreciation for the input and everyone coming together to put in the additional work on the recommendations.

Deputy City Clerk Tussey thanked the commission for a productive meeting.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR



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(p) 907-235-3106

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TO: Port and Harbor Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 2, 2019
SUBJECT: 2020 Draft Land Allocation Plan

Requested Action:

1. Review lands currently available for long term lease. Are there any recommended changes?
2. Have a brief discussion on title 18.28, Tidelands. Code is from 1967 and could use an update. A copy is provided in this packet for your review. Staff is looking for a recommendation to update this section of code with guidance from the City Attorney.

Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for lease. Council will have a work session with the Port and Harbor and Economic Development Advisory Commissions, tentatively scheduled for January 13, 2020, to discuss any changes.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

Requested Actions:

1. Recommend any changes to lands available for long term lease.
2. Make a recommendation on if the City should work on updating the Tidelands section of City Code.

Attachments:

1. HCC 21.08.020
2. 2020 Draft Land Allocation Plan Section A: Lands available for long term lease
3. Map, City lands on the Homer Spit
4. Title 18.28

Commissioner Donich arrived at 5:06 p.m.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Port & Harbor Staff Report for October 2019
 - i. 2019 AAHPA Certificate of Training for Bryan Hawkins

Port Director Hawkins provided his staff report and responded to questions from the commission on the following topics:

- Meetings and harbor tours with various delegates including Al Gross, Independent U.S. Senate candidate, and Ann Robertson, aide to U.S. Senator Lisa Murkowski.
- Harbor Officer Lowe receiving the 2019 Homer Port and Harbor Employee of the Year.
- Ice Plant Staff locating and resolving a small ammonia leak and anticipation of data from Coffman Engineers hired to conduct the efficiency study of the Ice Plant.
- AAHPA conference in Juneau, specifically notable topics such as Mr. Hawkins now being the president of the association, discussion on parking and tsunami effects on ports and harbors, seismic resilience planning, and new trends in harbor electrical and cathodic protection.

- B. Homer Marine Trades Association Report

Port Director Hawkins stated that the HMTA met last night. The group is working on preparations for the Fish Expo (held November 27 – 29th) and what items they're looking to feature, such as the new dock. He noted that the association is going up in booth size, which businesses have their own booth this year, and who is sharing with the HMTA booth.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. 2020 Draft Land Allocation Plan
 - i. HCC 18.08.020 Land Allocation Plan
 - ii. Land Allocation Plan, Section A: Lands Available for Lease
 - iii. Draft 2020 LAP Homer Spit Map
 - iv. HCC 18.28 Tidelands

Commissioner Hartley inquired on if staff plans to maintain leases on the Concrete Pad on Lot 12. Port Director Hawkins explained what leases and current activities are taking place on the pad. He feels that keeping the space available for short term, 5-year leases better benefits the harbor enterprise and provided per-square-footage rates to back up his recommendations. There was discussion on recent

projects being conducted on the pad, including boat construction projects, Sulphur load-outs, and gravel storage for paving projects.

Commissioner Stockburger requested clarification on the “approximately \$0.90 per square” rate listed on each land information page. Staff provided details on lease pricing, that the \$0.90 is an average but the actual rates will vary depending on the lease term and appraisal value of the land. Mr. Hartley commented on if overslope areas were developed that maybe they could be used for expanded parking areas. Commissioner Ulmer noted that eventually private enterprise will step in to provide a ride-share service.

Chair Zimmerman noted that the overslope area along Fish Dock Road, between Lot 88-3 and the Fish Dock Road, which they requested to add in earlier this year, was not on there. Staff noted the absence and said they will follow up with Planning Staff as to why it was not included.

There was brief discussion on parking being added once the new harbor expansion is built, and a new floating dock for vessel haul-out in Valdez.

Chair Zimmerman initiated discussion on Title 18.28 Tidelands and the need to review it and make changes since the code is from 1967. Staff noted that Planning Staff is requesting the commission begin discussion on Title 18.28 and is looking for recommendations by their December meeting to update this section of code. Ms. Ulmer inquired if there should be a worksession. Mr. Hartley voiced support of changes to code given future developments are in the works that would affect overslope/tideland areas. Deputy City Clerk Tussey recommended they utilize the time before their next meeting to become more familiar with the tidelands material, direct questions to Deputy City Planner Engebretsen or Mr. Hawkins, and come prepared to their December meeting before they decide whether they need to do a worksession.

There was brief discussion on how the commission would like to address the topic of tidelands, agreeing that they will come prepared to their next meeting in December with better talking points.

Mr. Hawkins requested confirmation from the commission on if there were any other amendment requests to the LAP, besides following up with why the already-approved overslope area was removed. There was a general suggestion that perhaps the LAP’s map should show the overslope areas designated as “available for lease” in red rather than yellow to mark them as “Overslope”.

Commissioners directed questions regarding the Auction Block lease to Mr. Hawkins, clarifying the current status of the vacant business and that the bank is paying the lease.

Staff reiterated with the commission that LAP review will be an end-of-the-year topic, Ms. Tussey will check with Planning Staff on the status of the overslope portion next to the Fish Dock, and that commissioners will come to their December meeting prepared to further discuss the LAP and Tideland code.

- B. Meeting Schedule for 2020
 - i. Draft Resolution 19-XXX Adopting 2020 Meeting Schedule

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Port & Harbor Staff Report for November & December 2019
- i. Memo from Matt Clarke, Deputy Harbormaster Re: 2019 Pacific Marine Expo

Port Director Hawkins responded to questions from the commission on the following topics:

- Winter maintenance activity at the Ice Plant and record year for ice sales
- Success of Alaska Association Harbormasters and Port Administrators (AAHPA) scholarship fundraising; a \$2,500 sponsor-funded and two \$3,500 AAHPA scholarships will be awarded for marine-related education
- PAS Program and Homer Spit erosion control and mitigation plans
- Coordination with US Department of Transportation Maritime Administration on developing better relationship with AAHPA
- Vessel activity at the Deep Water Dock
- Deputy Harbormaster Clark's attendance at the 2019 Pacific Marine Expo in Seattle, WA

- B. Homer Marine Trades Association Report

Commissioner Zeiset reported on HMTA activity. He noted the decent turnout for the Pacific Marine Expo and shared information regarding an upcoming holiday meeting, open to the public, at Northern Enterprise Boatyard on December 19th. There was brief discussion on topics related to the Expo and meeting, including student attendance at marine classes and unveiling of a larger boat lift at the boat yard.

PUBLIC HEARING

PENDING BUSINESS

- A. 2020 Draft Land Allocation Plan
- i. HCC 18.08.020 Land Allocation Plan
 - ii. Land Allocation Plan, Section A: Lands Available for Lease
 - iii. Draft 2020 LAP Homer Spit Map
 - iv. HCC 18.28 Tidelands

Chair Zimmerman noted the two motions that City staff is looking for: 1) recommend any changes to the Land Allocation Plan (LAP) and, 2) make a recommendation on if the City should work on updating the Tidelands code. He commented on how Overslope policy affects their suggestions for the LAP, prompting commission discussion on the subject and Port Director Hawkins providing clarification on what City Code says about Overslope. It was noted by the Chair and Staff that Overslope can be discussed in more detail in the next agenda item.

Commissioner Hartley requested a status update on Lot 11; he opined if they should suggest it be available in the same short-term lease status as Lot 12. Commissioner Stockburger questioned how the square footage rate is calculated; his concern is that it's too high to attract new leasing opportunities. Discussion ensued with Staff on how those rates could be reflected in the LAP, perhaps as a range instead of one approximate amount. Commissioner Carroll inquired on the current short-term leases on Lots 9A, 10A, and 12, what they're being used for and how those short-term rates are calculated. Port Director Hawkins explained, also stating that he can put together a detailed report on the current 28 leases for the commission to review at a later meeting. He noted that there isn't much land available; we're already built out.

Discussion ensued on leasing Homer Spit land, how the rates are calculated based on appraisals, and the nuances of dealing with vacant land versus building infrastructure (boardwalks) to lease out. Commissioner Stockburger noted that a public member sitting in the audience is a boardwalk owner on Spit land and asked if they could share rate/leasing information with the commission.

STOCKBURGER/ZEISET MOVED TO SUSPEND RULES TO ALLOW CRISI MATTHEWS TO PARTICIPATE TO HELP GET INFO FOR MAKING DECISIONS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Ms. Matthews spoke to her experience with leasing boardwalk space on the Spit:

- Their boardwalk has the last available space for new construction, which is leased for a new business next year.
- They have been able to flip four viable businesses on their boardwalk, making them turn-key ready for renters to come in and lease.
- If there were more City-owned, available spots with turn-key structures, the City would have them filled.
- They have published rates on their website broken down by square foot ranges, with the per-square foot rate decreasing as the building size/space utilized increases.

Deputy City Clerk Tussey explained to the commission that the City's appraisal system/calculating rates is similar for larger square foot leases. Appraisals are ordered from Derry & Associates, who have been appraising Spit land for decades, on just the land as if it was vacant. That rate sets the basis; the actual rate is subject to change during lease negotiations, annual rate increases, and 5-year appraisals.

The commission continued discussion on Mr. Stockburger's concern that lease rates were too high for incentivizing businesses, rate information provided by Ms. Matthews, effects of economic downturn, how rates should be presented in the LAP, and the equation for calculating the appraised value.

Chair Zimmerman asked the commission if they had any recommendations for changes to lands available for long term lease. There was discussion on the piece of overslope near the Fish Dock that had been recommended for inclusion by the PHC earlier in the year, but not approved by City Council. Staff clarified that it would likely not be approved if they recommended it again since the commission had been given direction by City Council to work on Overslope policy per Resolution 19-022.

The commission mutually agreed that there were no lease suggestions for the Land Allocation Plan at this time since they still need to update Overslope Development policy.

Chair Zimmerman introduced the topic of updating the Tidelands section of City Code and asked the commission what they would like to do. Deputy City Clerk Tussey suggested the commission decide as a group if they would like to work on Tideland code based on Staff's recommendation. If they agree that it needs to be rewritten, then determine how, such as working with staff and/or scheduling a worksession.

The commission voiced a mutual desire to have more information and additional time to read up on Tidelands City Code.

ULMER/HARTLEY MOVE TO RECOMMEND STAFF BRING TIDELAND MATERIAL BACK TO THE COMMISSION AND THAT COMMISSIONERS COME PREPARED TO THE NEXT MEETING.

STOCKBURGER/ULMER MOVE TO AMEND TO INCLUDE A CONCENTRATE ON TIDELAND LEASES.

Mr. Stockburger opined that leasing tidelands is going to open possibilities up that may not have been considered when the original code was written. He believes Staff would have a good idea of how boats rolling up the tidelands (because they now have access to the uplands) will affect the Spit. He also noted that there are a few large barges currently hauled out for repairs on other upland lots and feels there is an opportunity to make revenue by just letting people get their boats out of the water.

Commissioner Carroll commented that the code hasn't been updated since 1960, but if there's been no conflict then he's happy with how it is. He feels though that staff should be the ones to find the issues and then bring them back to the commission to review.

Deputy City Clerk Tussey pointed out in Deputy City Planner Engebretsen's memo that staff is looking for a recommendation with guidance from the City Attorney, so the motion being requested from the commission is to give City Staff a "go-ahead" to work on updating this section of code, with additional input from the City Attorney. There was brief discussion on how the main motion will fulfill that recommendation.

VOTE (amendment): NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion.

VOTE (main motion as amended): NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Overslope Development Follow-up
- i. Resolution 19-022
 - ii. Memorandum to City Council 3/18/19
 - iii. 1/23/19 PHC Meeting Minutes Excerpt
 - iv. 2/27/19 PHC Meeting Minutes Excerpt
 - v. 3/27/19 PHC Meeting Minutes Excerpt
 - vi. 2/27/19 PHC Packet Excerpt

Chair Zimmerman introduced the subject of updating Overslope code/policy, especially if the commission wants to lease overslope property, and opened the floor for discussion on how to address the problem.

The commission discussed issues the City faces with putting overslope out there for lease, bringing up the following points:

- Costs that lessees would have to pay to build the infrastructure on top of renting the overslope land; if we're going to lease it we should make it affordable.
- The City investing in building the boardwalk and then renting out the space, and reiterating that it's the City's job to encourage growth and find revenue sources.
- Finding funding sources for the City to go that route, such as bonds.
- The unfairness of having a private business spend the resources to build a private boardwalk, but is still required by City Code to leave a portion of it open for public access.
- The way the policy/code is currently written requires a person to build the whole infrastructure and lease the land, which isn't going to happen, so it will be up to the City to build the platform.
- Possibility of being in direct competition with private business leasing out boardwalk space.
- Staff needing a better written policy to work from when prospective businesses/investors come to the City to lease overslope.

Chair Zimmerman initiated discussion on how the commission wants to work on rewriting code, and if they would want to formulate a recommendation to City Council coming up with a plan to build overslope infrastructure. He suggested that the commission look at the Overlay District code and see what they'd like to change to make people want to develop the overslope and to make the leasing process more functional.

The commission discussed going through the code piece by piece because there is a lot to go through, and shared ideas about the City determining if they'd construct the infrastructure, but also having the code written better to address the possibility of private enterprise coming in. Commissioner Ulmer suggested they have a worksession. Mr. Hawkins provided reasons for having Planning Staff included in that conversation. There was further discussion on what the code does and doesn't cover, and what should be included in a worksession discussion. Ms. Tussey suggested holding the worksession before their next regular meeting.

DRAFT 2020 Land Allocation Plan

City of Homer

Adopted by Resolution 20-xx



Homer's long awaited Police Station takes form. 2019

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- D. City Facilities and other city lands**
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- G. Conservation Easement Lands**

Index—City lands listed by parcel number
Appendix - Homer Harbor Map

Purpose

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool. HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

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Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

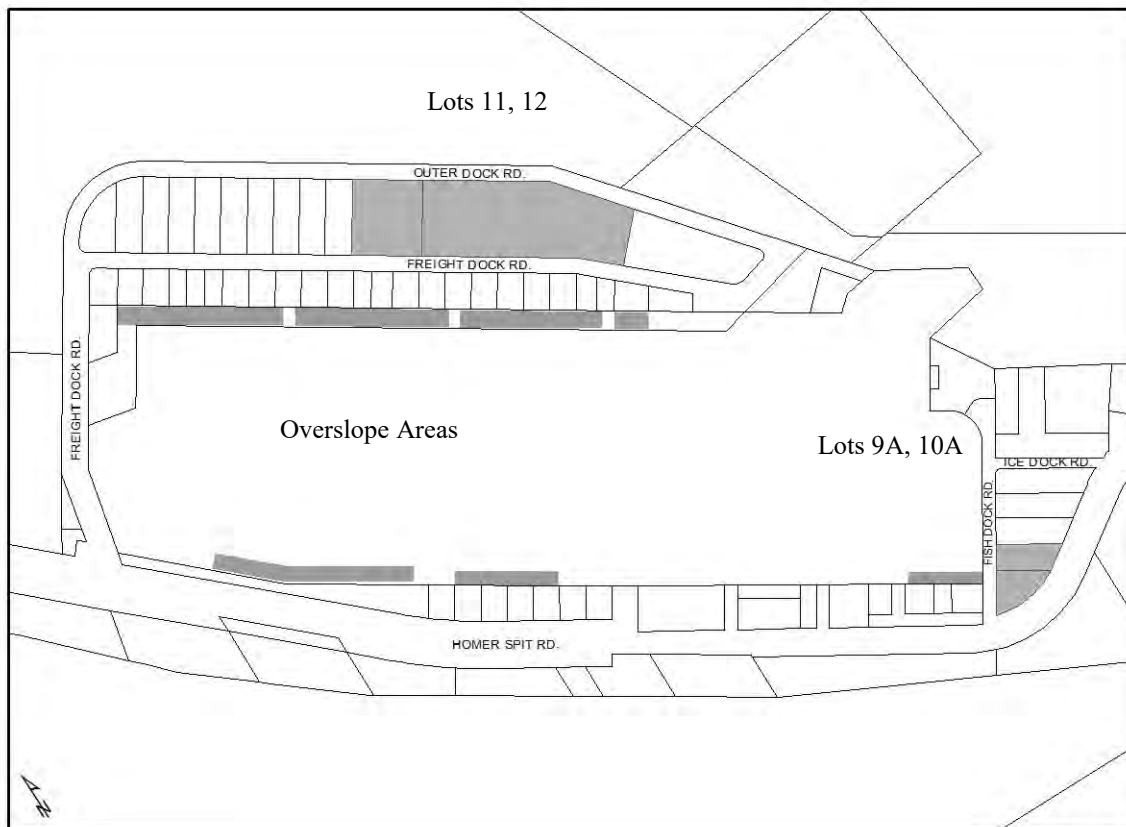
Section A

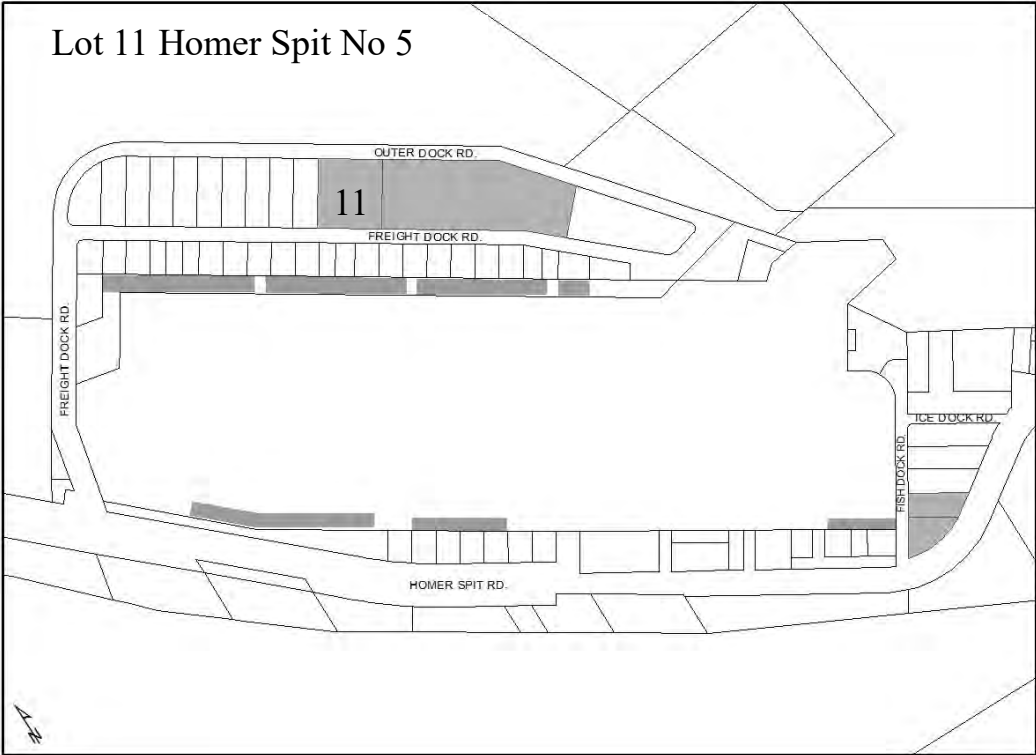
Lands available for lease

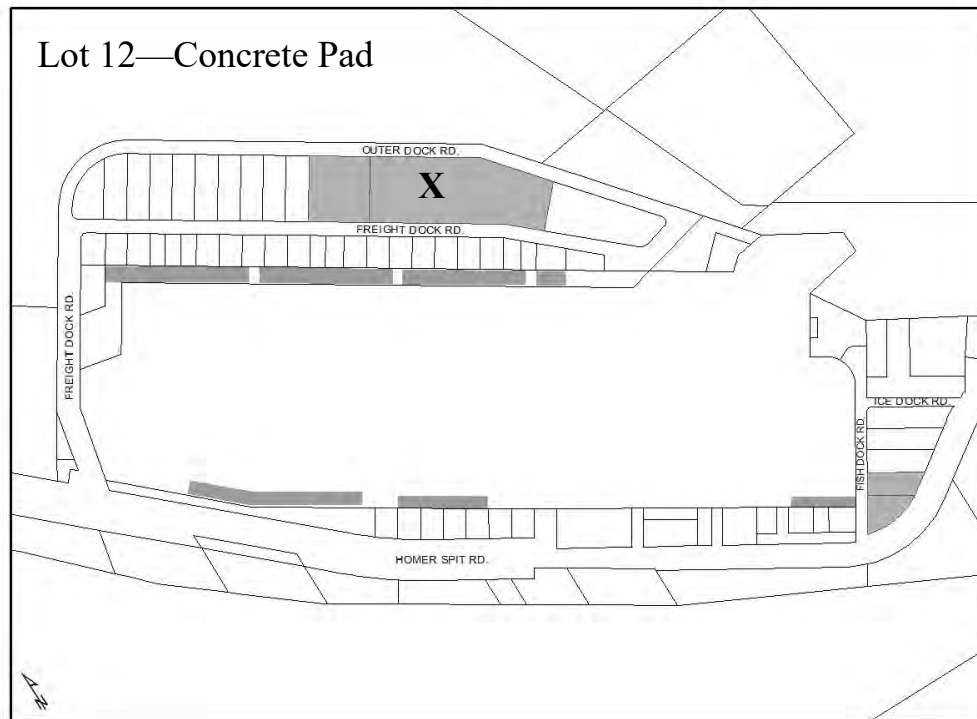
The following lots, HERC 1 building and select areas within the Homer Airport are available for lease in 2020. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing on the Homer Spit. The Harbor also manages short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-235-3160.

The City Manager's Office manages the HERC building and on-airport leasing. For more information, contact 907-235-8121 ext 2222.



<p>Lot 11 Homer Spit No 5</p> 	
<p>Designated Use: Available For Lease Acquisition History:</p>	
<p>Area: 1.78 acres. A small portion is already leased for a telecommunications tower</p>	<p>Parcel Number: 18103230</p>
<p>2019 Assessed Value: \$194,900</p>	
<p>Legal Description: Homer Spit Subdivision No. 5 Lot 11</p>	
<p>Zoning: Marine Industrial</p>	
<p>Infrastructure: Water, sewer, paved road access</p>	<p>Address: 4300 Freight Dock Road</p>
<p>A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01)</p> <p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Lease

Acquisition History:

Area: 5 acres

Parcel Number: 18103220

2019 Assessed Value: \$841,600 (Land: \$495,600, Structure/Improvements: \$346,000)

Legal Description: Homer Spit Subdivision no 5 Lot 12

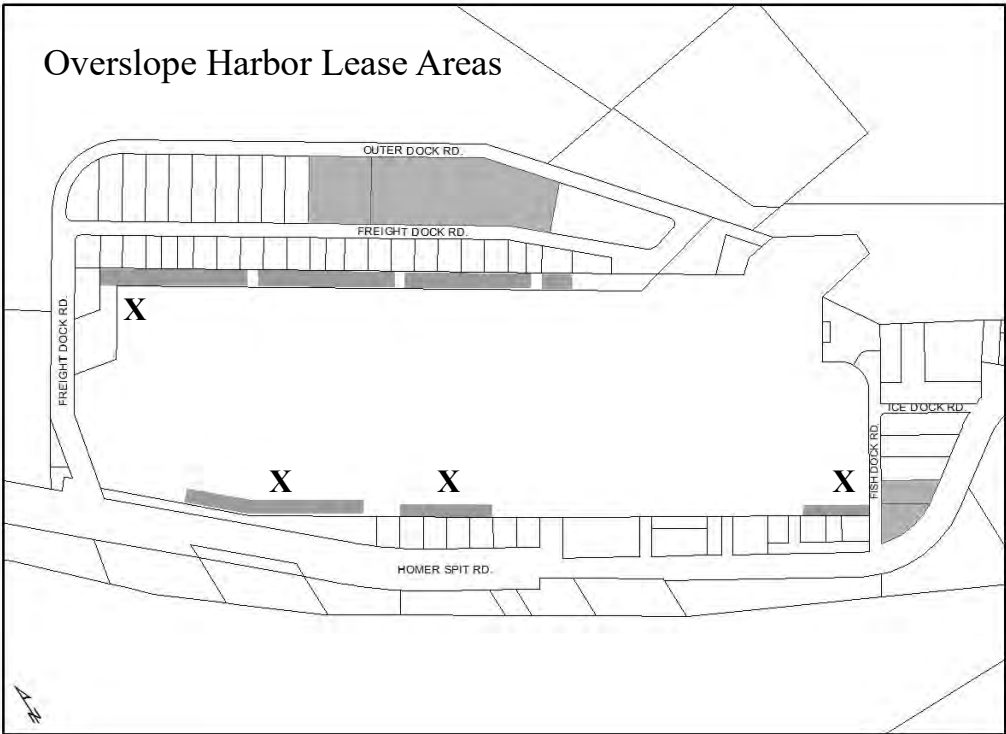
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access, fenced, security lighting

Address: 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease
Resolution 17-33

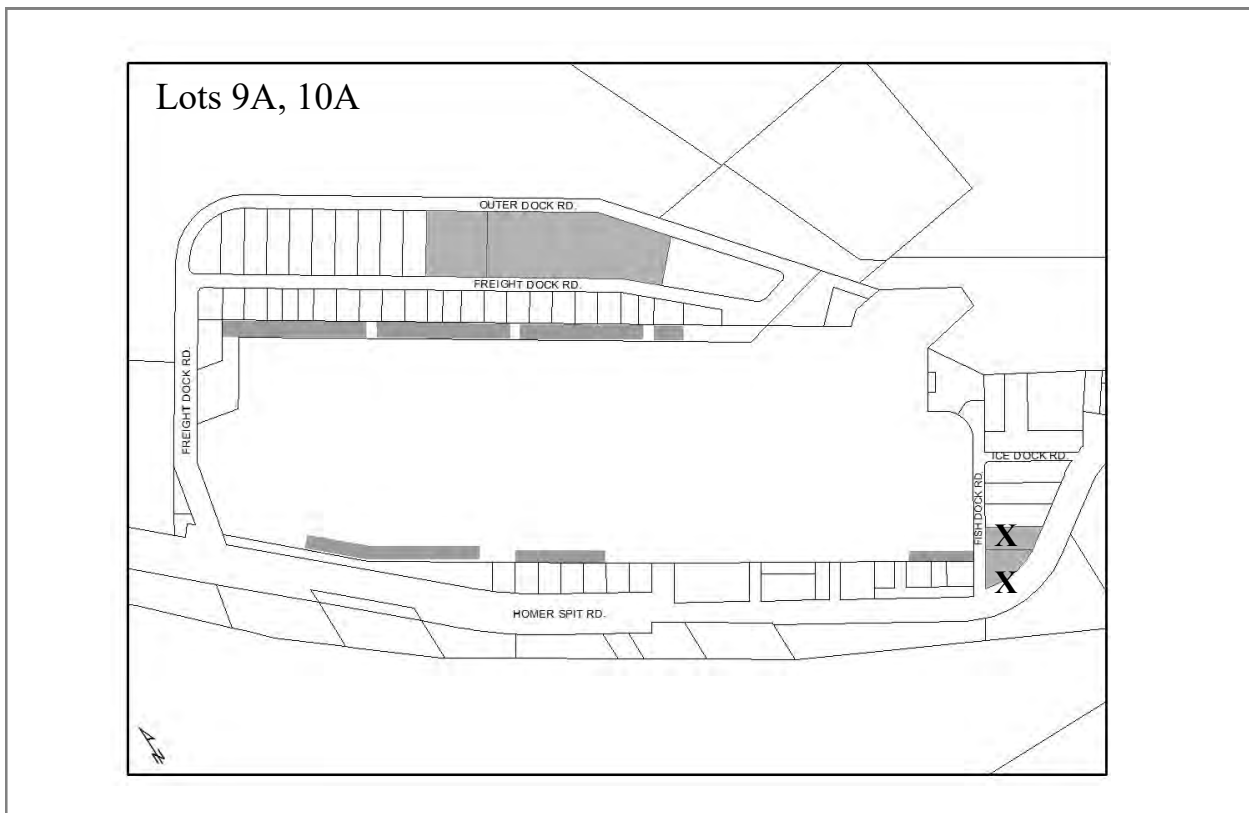
Area:	Parcel Number:
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Legal Description:

Zoning: Marine Commercial and Small Boat Harbor Overlay	
--	--

Infrastructure:	Address:
------------------------	-----------------

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease Lands
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2019 Assessed Value: Land value \$325,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

Zoning: Marine Industrial

Infrastructure: Water, sewer, gas, Spit Trail, paved road access

Address:

Former Manley building lots.

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.

Finance Dept. Code:

Homer Airport Terminal



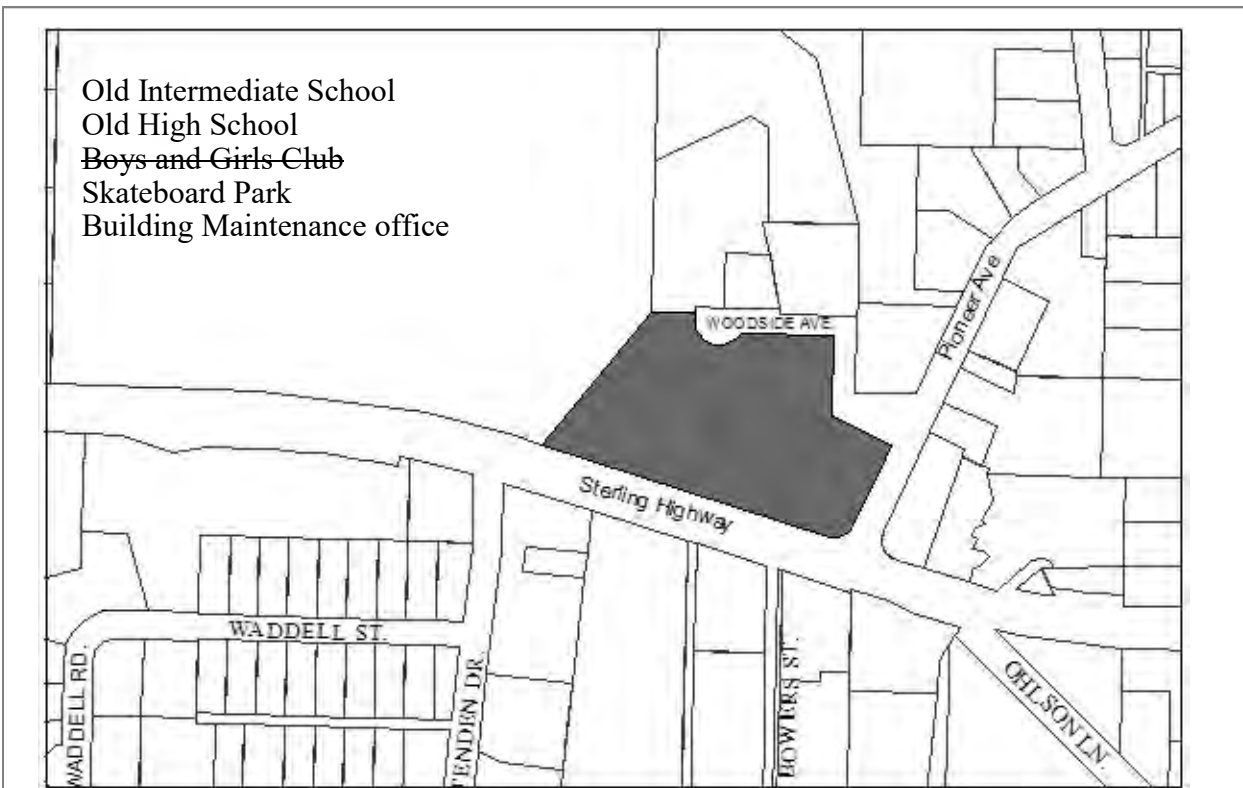
Designated Use: Airport
Acquisition History:

Available for lease

- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.
- Ticket Counter, office and baggage enplanement area, 700 sq ft for \$2,600 per month plus taxes.
- One cargo area at the west end of the airport, 768 sq ft \$2,850 per month plus taxes.

Contact the City Manager's office at 907-235-8121 ext. 2222 for more information

Finance Dept. Code:



Designated Use: Lease information: See Resolution 19-014

Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres

Parcel Number: 17510070

2019 Assessed Value: \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

Zoning: Central Business District

Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

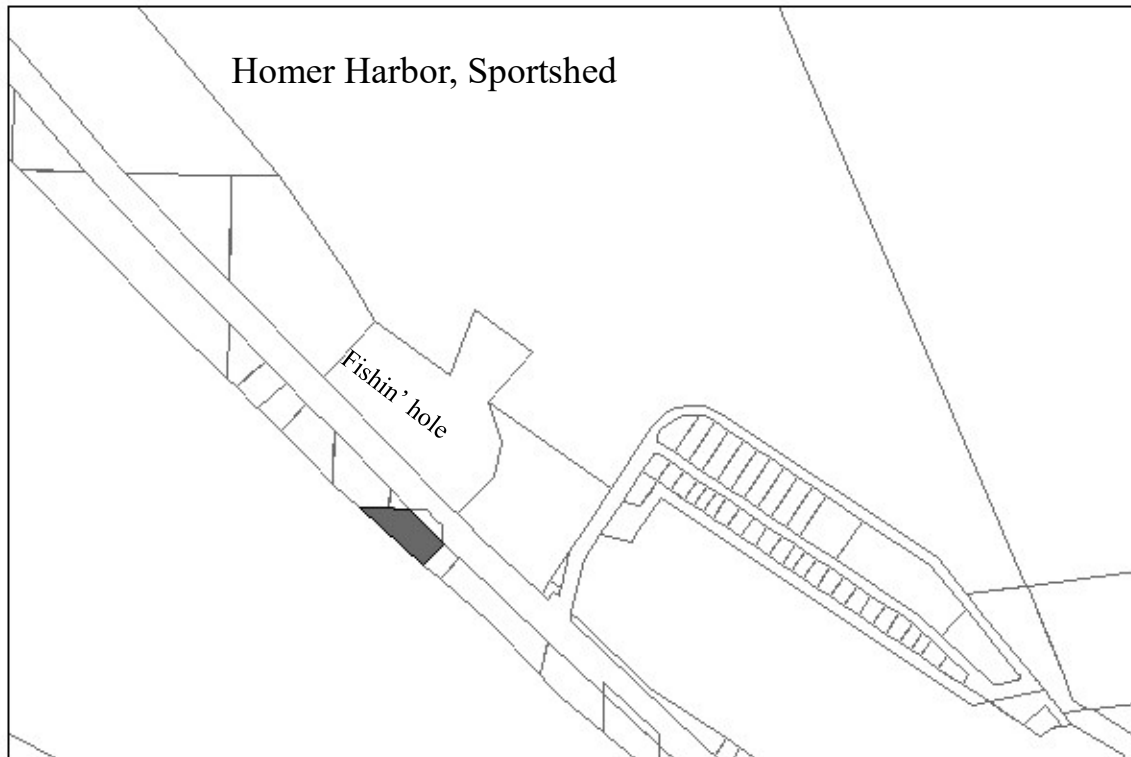
Contact the City Manager's office at 907-235-8121 ext 2222 for more information.

Finance Dept. Code: 170.0032 175.100.05

Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105, LH01

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

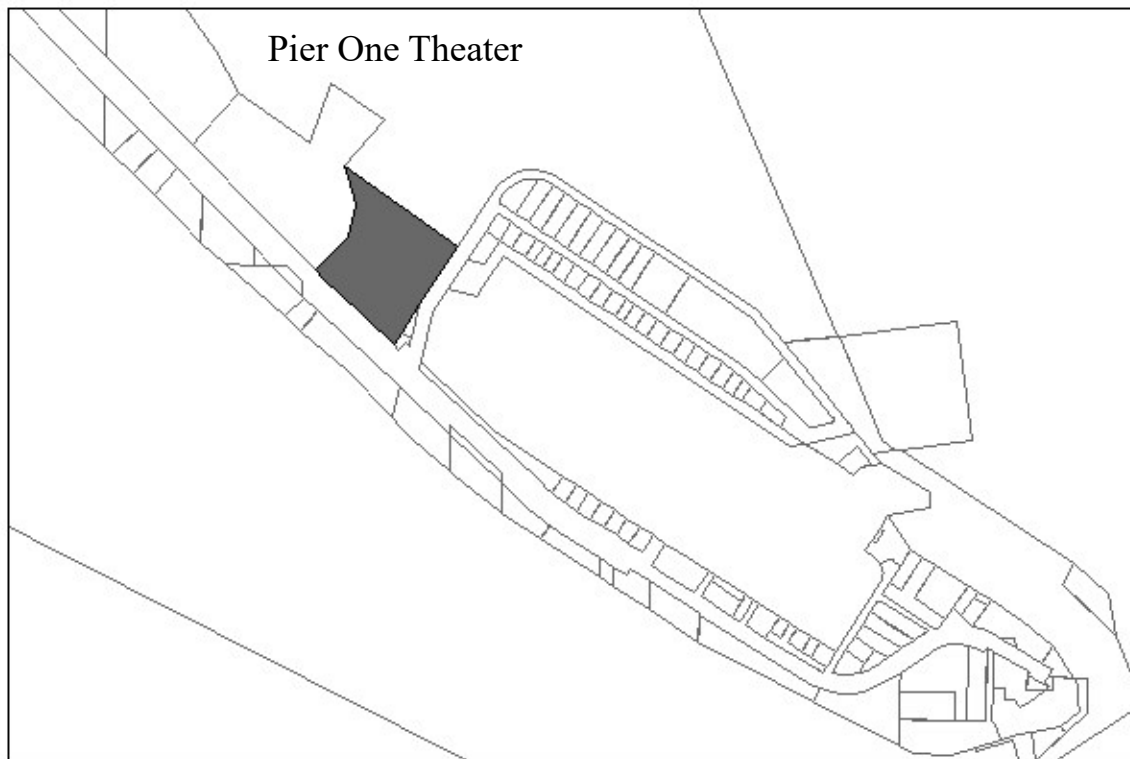
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Lease: Resolution 19-001, 2019-2039 with two 5 year options
 Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres

Parcel Number: 18103117

Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 3854 Homer Spit Road

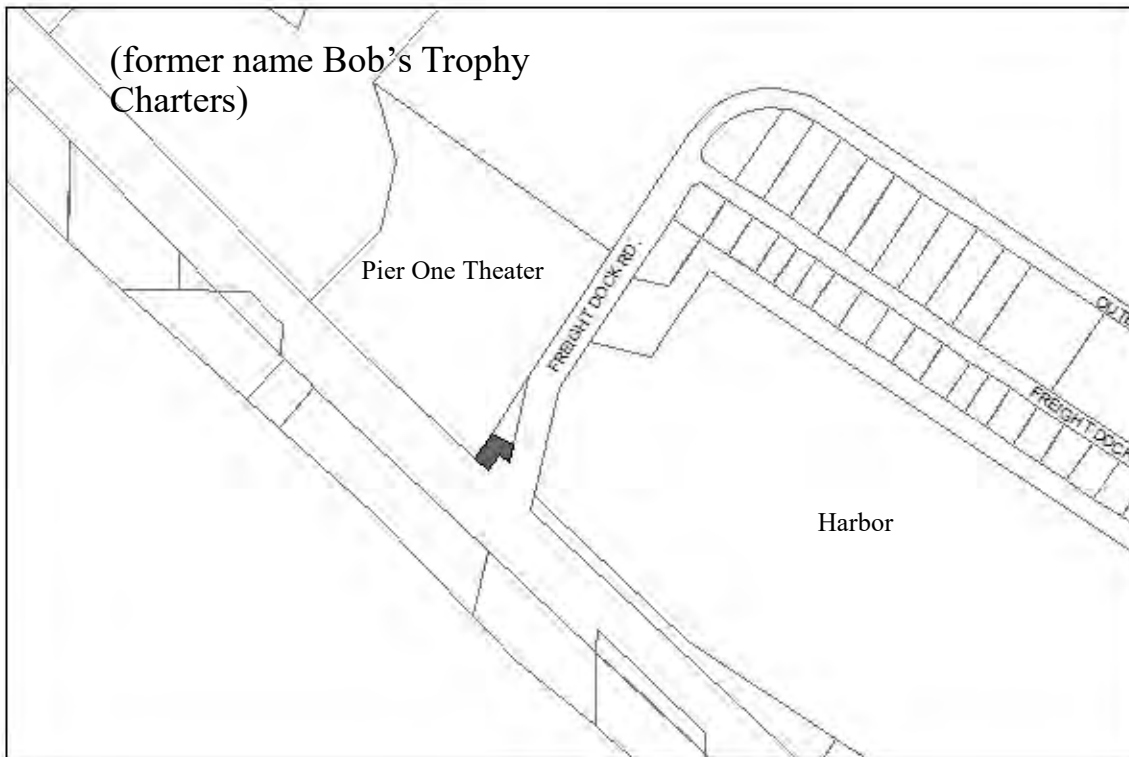
This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater
Resolution 2016- 118, 5 Year lease.

Finance Dept. Code:



Designated Use: Lease

Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft

Parcel Number: 18103118

Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial

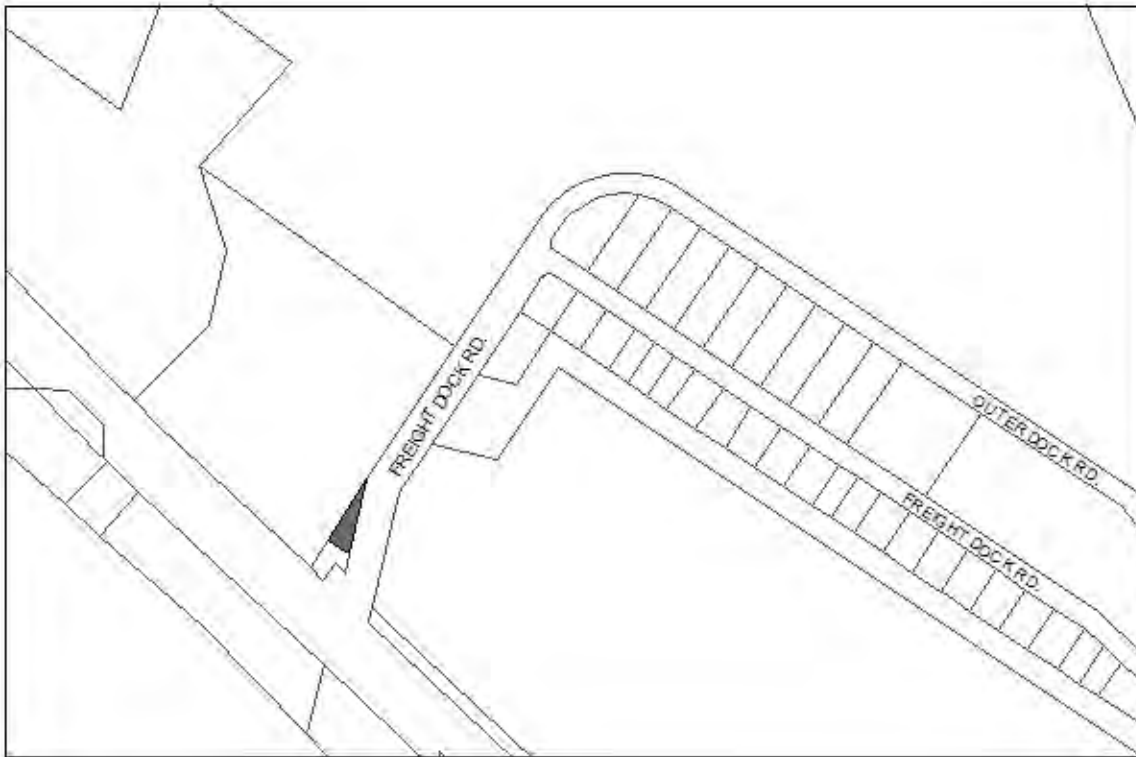
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3978 Homer Spit Road

Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years with two 5 year options.. Lease expires 2036.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History: Ord 83-26 purchase from World Seafood

Area: 0.18 acres

Parcel Number: 18103119

Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial

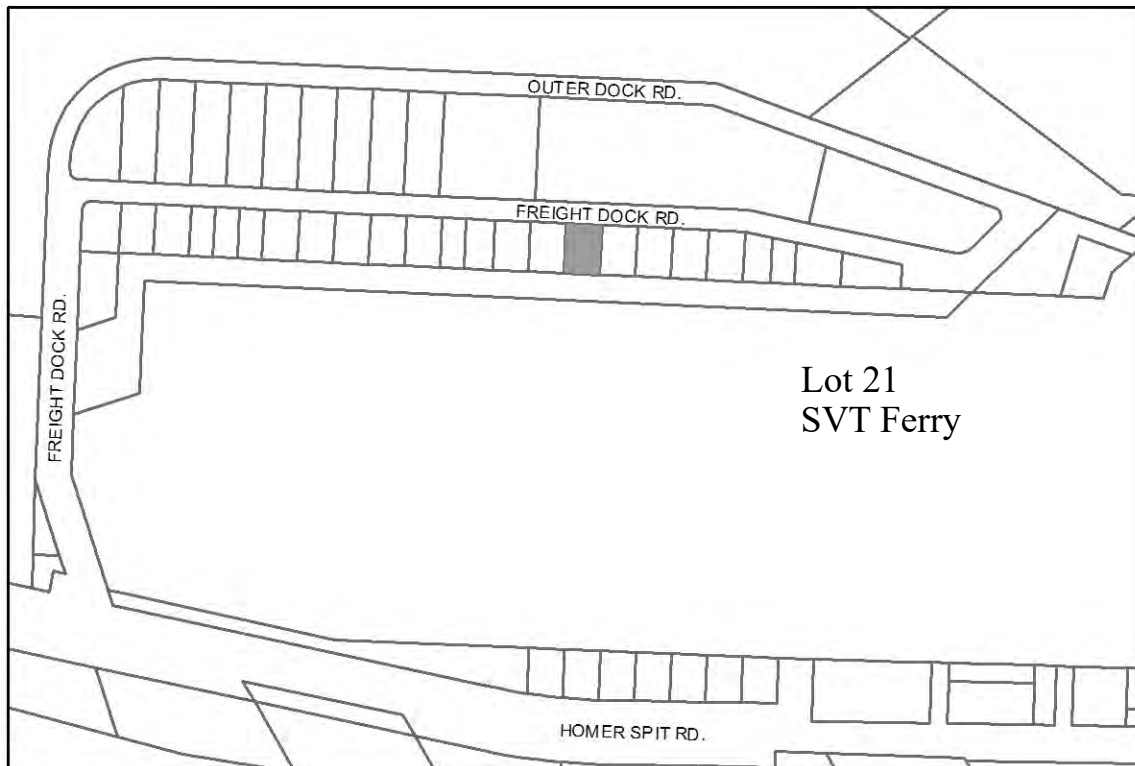
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV
Expiration: April 1, 2038.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands
Acquisition History:

Area: 0.32 acres

Parcel Number: 18103240

Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial

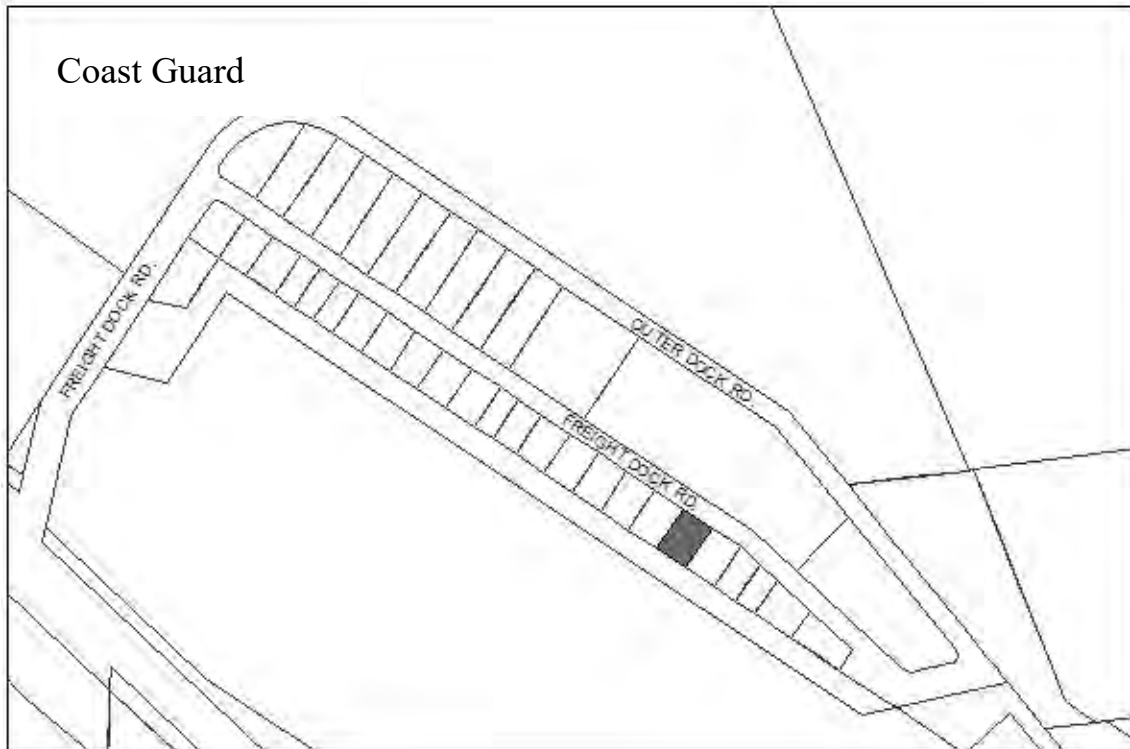
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry
 Resolution 10-41. Expiration May 31, 2030, two 5 year options

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG
Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial

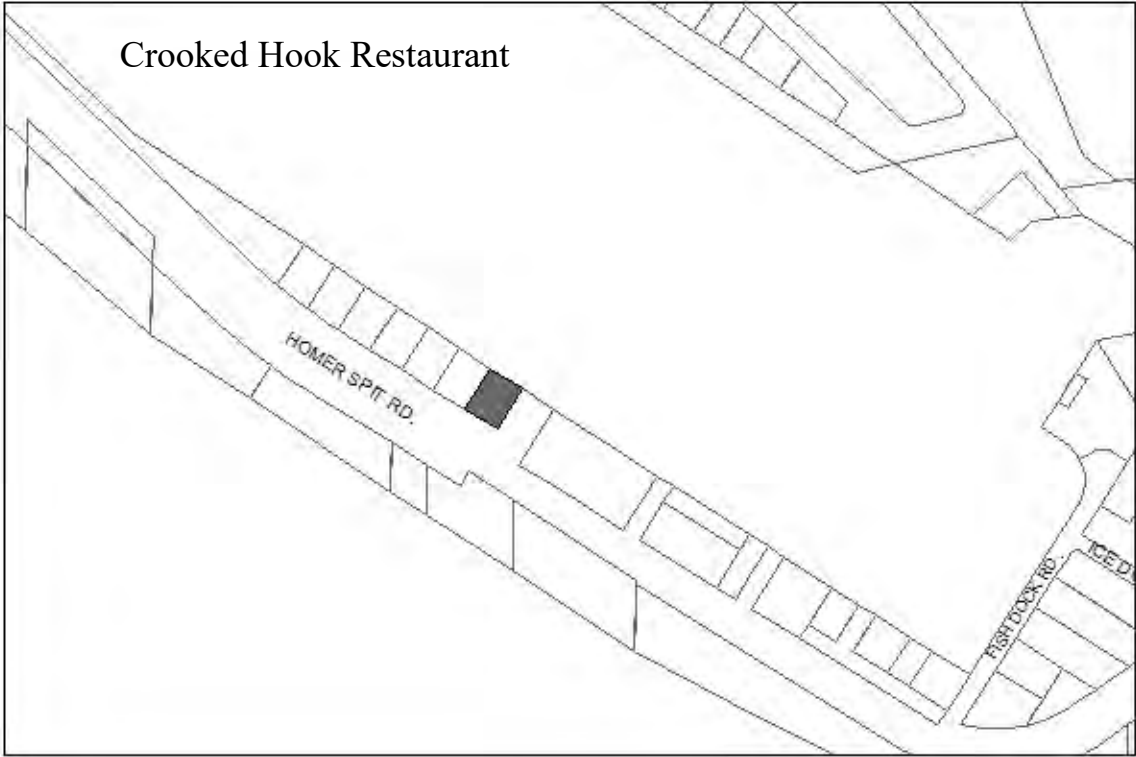
Wetlands: N/A

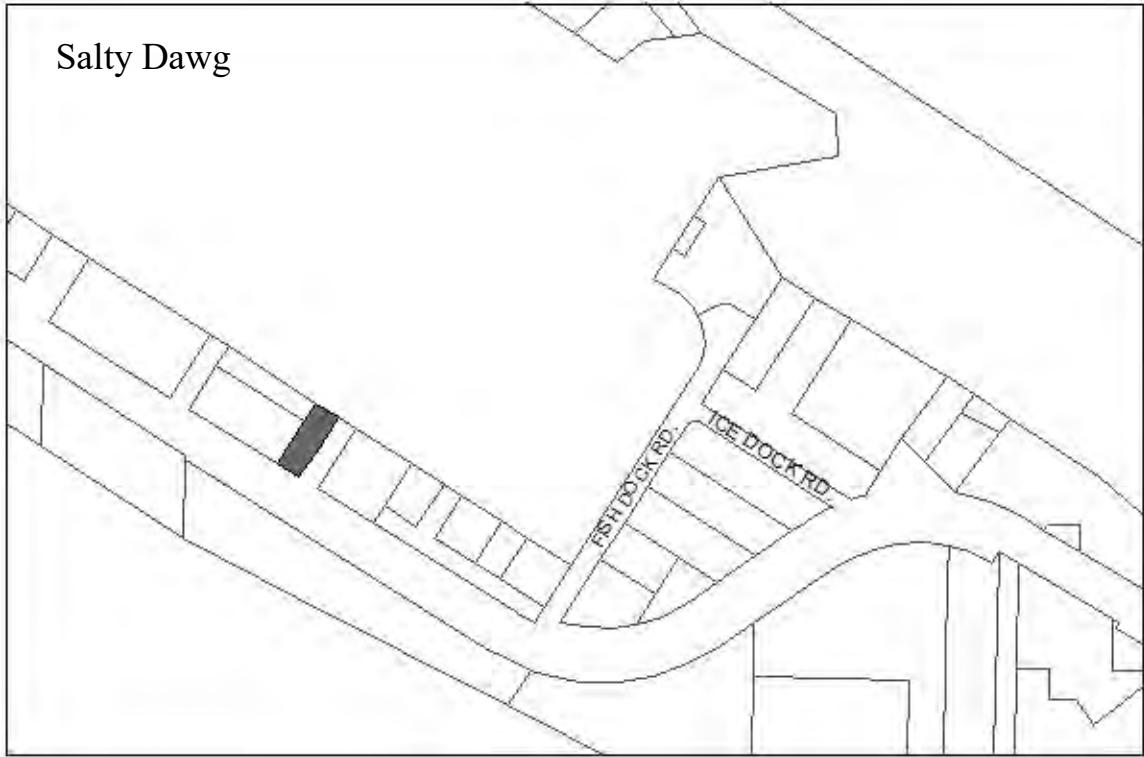
Infrastructure: Water, sewer, paved road access

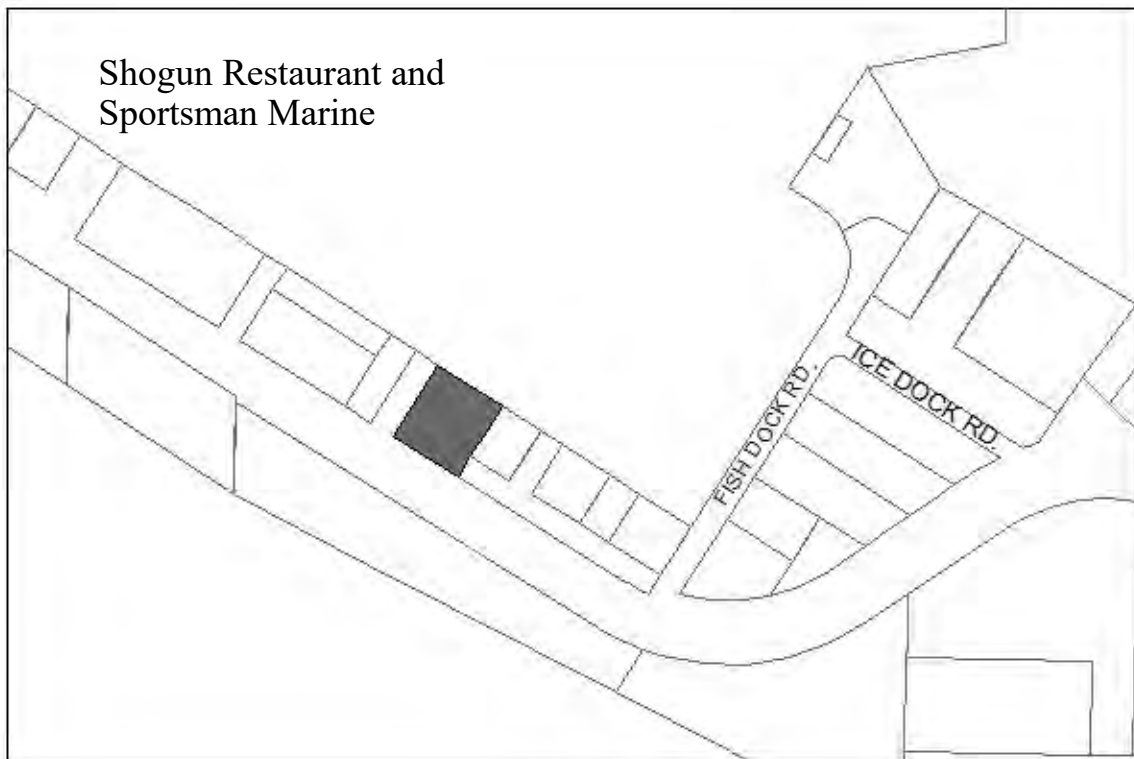
Address: 4373 Freight Dock Rd

Leased to: USCG
 Lease Renewal Options: None
 Expiration: September 30, 2026

Finance Dept. Code:

	
Designated Use: Leased Land Acquisition History:	
Area: 12,700 sq ft	Parcel Number: 18103316
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
Leased to: Harbor Bar & Grill Expiration: Lease expires 2/1/2046, no options.	
Finance Dept. Code:	

	
Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

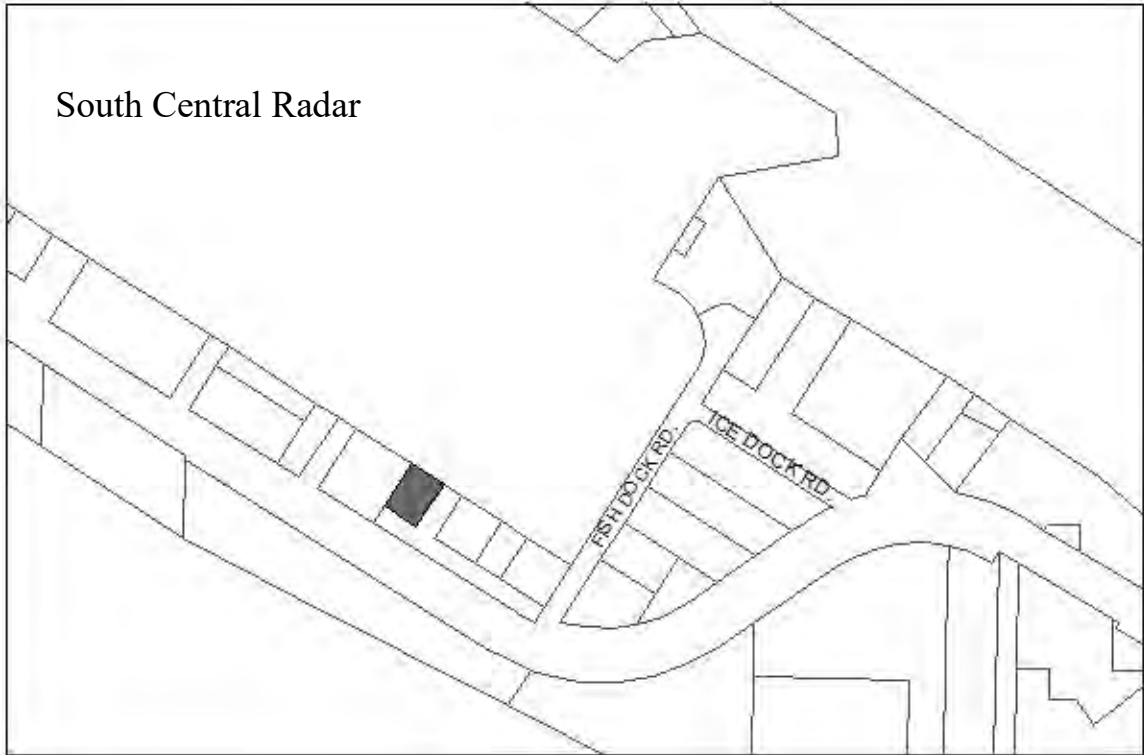
Wetlands: None

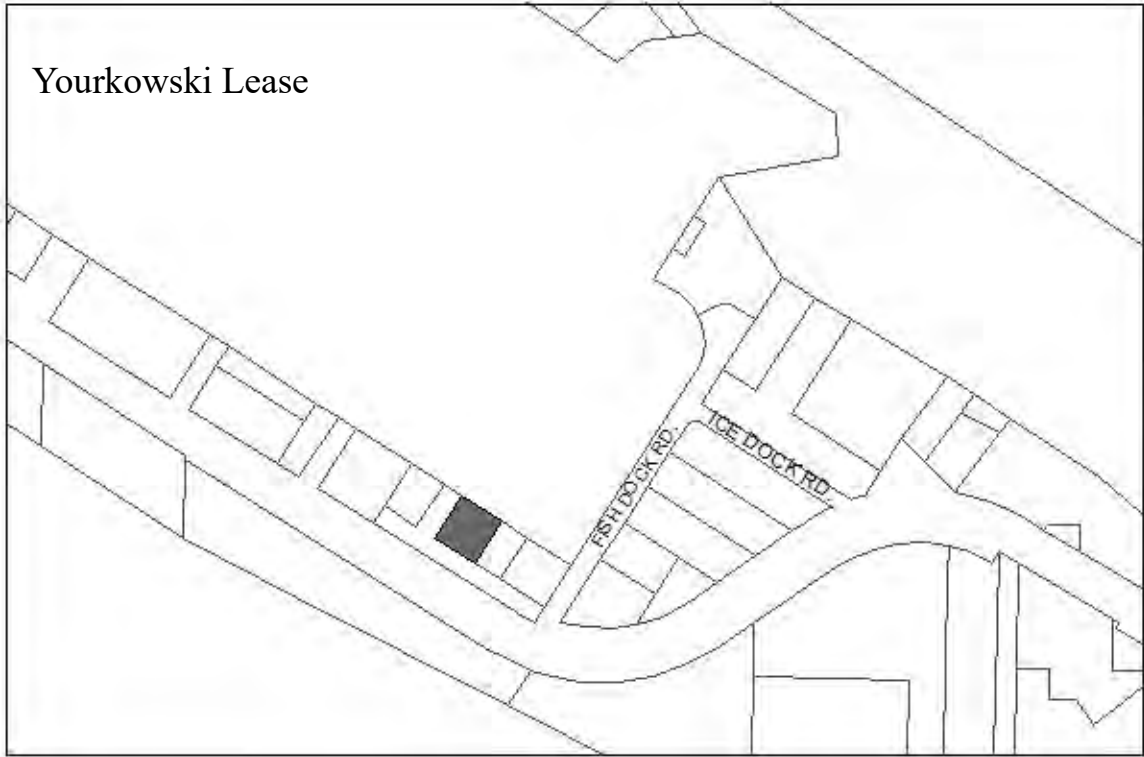
Infrastructure: Paved road, water and sewer.

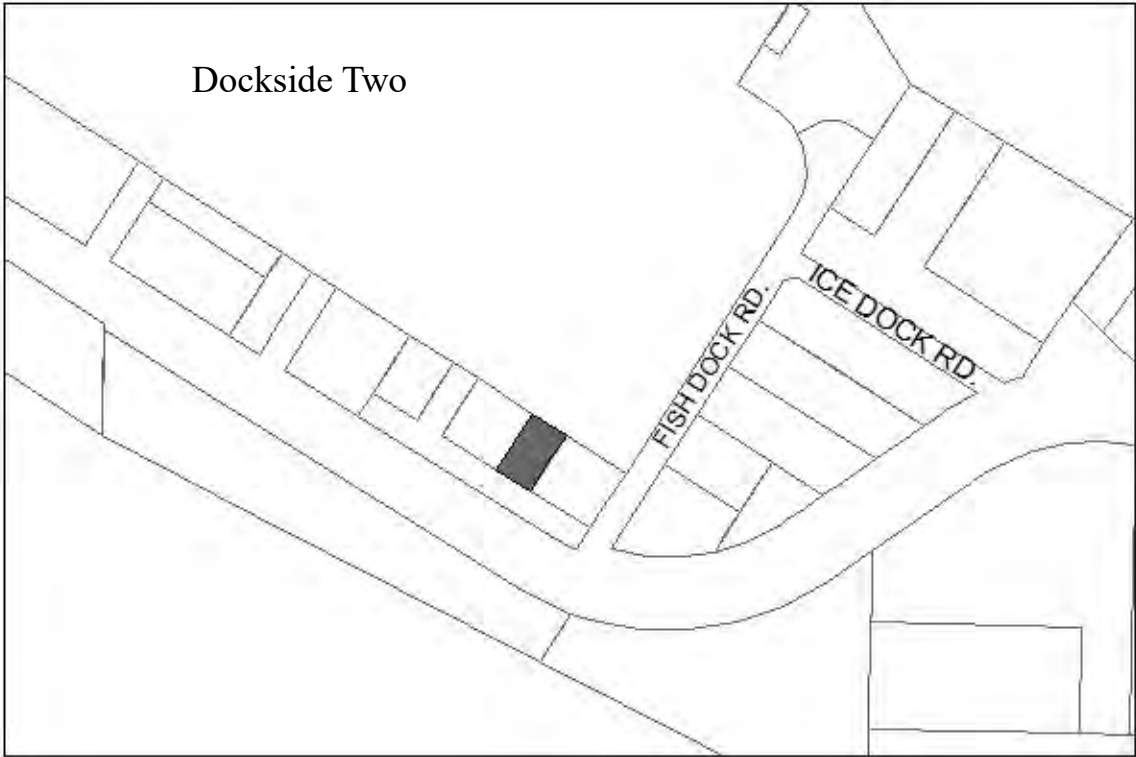
Address: 4400 Homer Spit Road

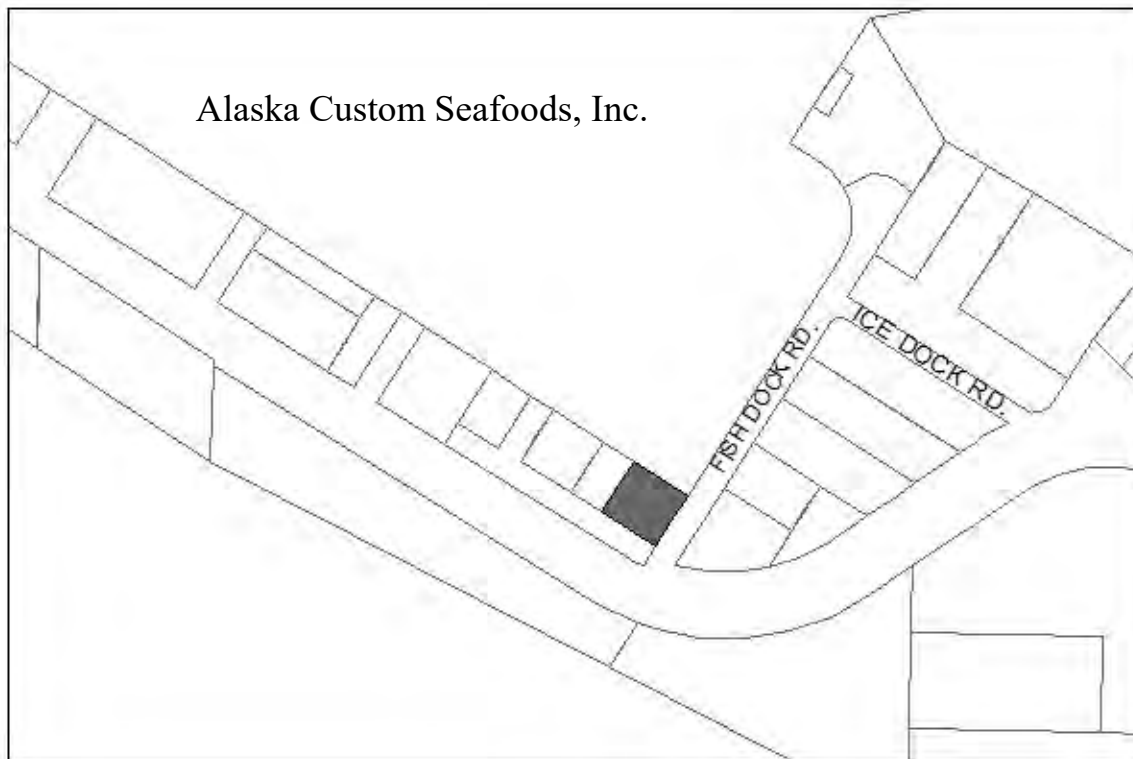
Leased to: Shogun Restaurant and Sportsman Marine. Resolution 2019-02
 Expiration: 2039 with two 5 year options.

Finance Dept. Code:

	
Designated Use: Leased Land Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
Leased to: Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S) Expiration: 11/1/2032, two additional 5 year renewal options	
Finance Dept. Code:	

 <p>Yourkowski Lease</p>	
Designated Use: Leased Lands Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
Finance Dept. Code:	

	
Designated Use: Leased Land Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Dockside Two dba Kachemak Bay Seafoods Expiration: 2027, no options.	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

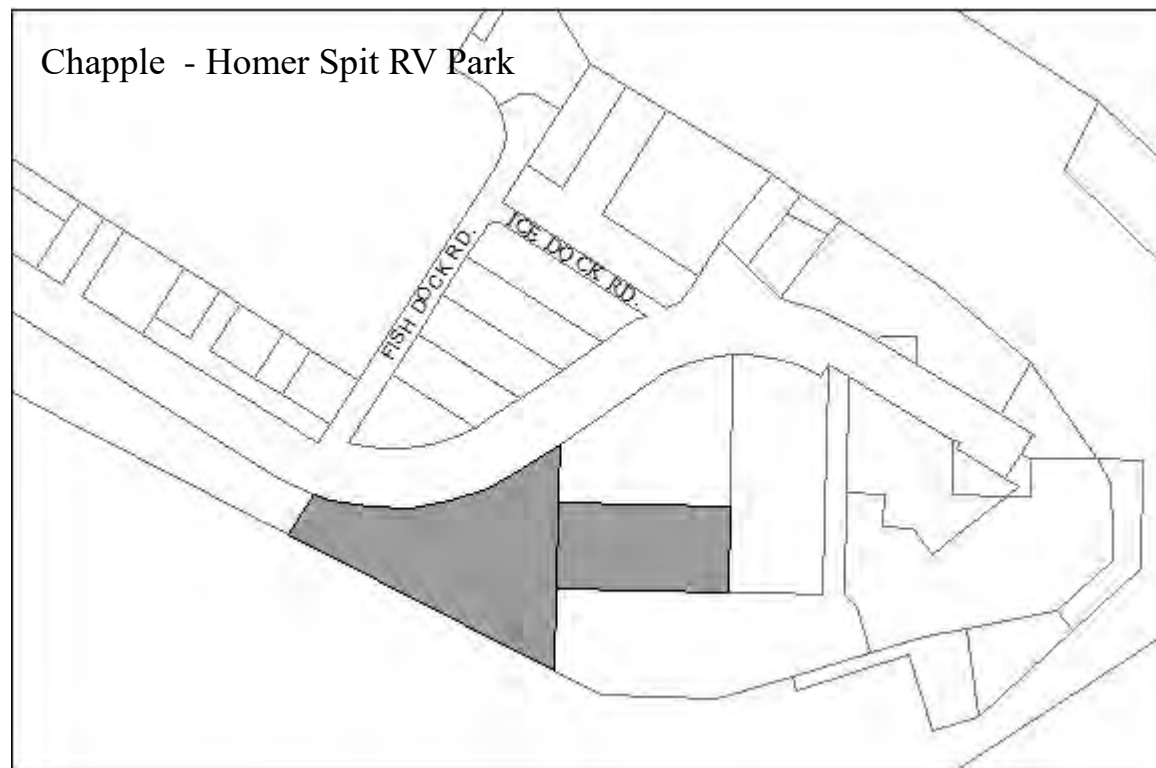
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft

Parcel Number: 18103402, 03

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS
 PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial

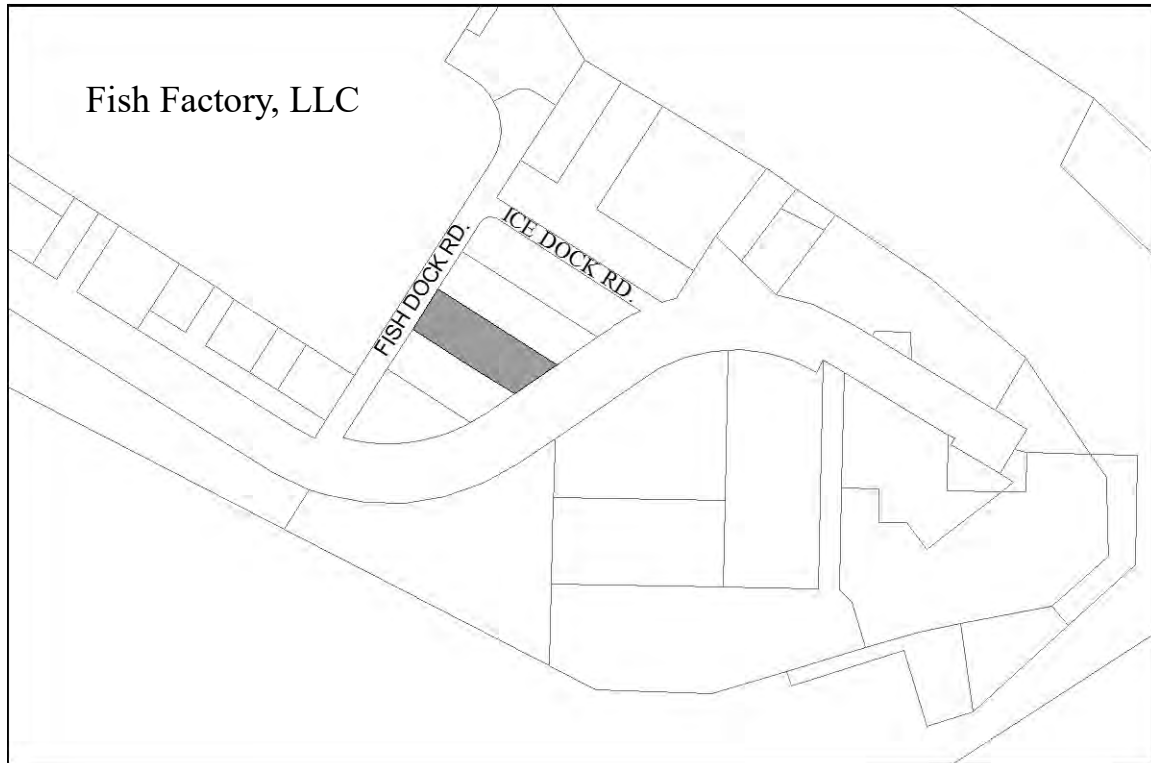
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: Truxton Management Inc. Homer Spit Campground. Resolution 19-069
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3
 LOT 12-A1

Zoning: Marine Industrial

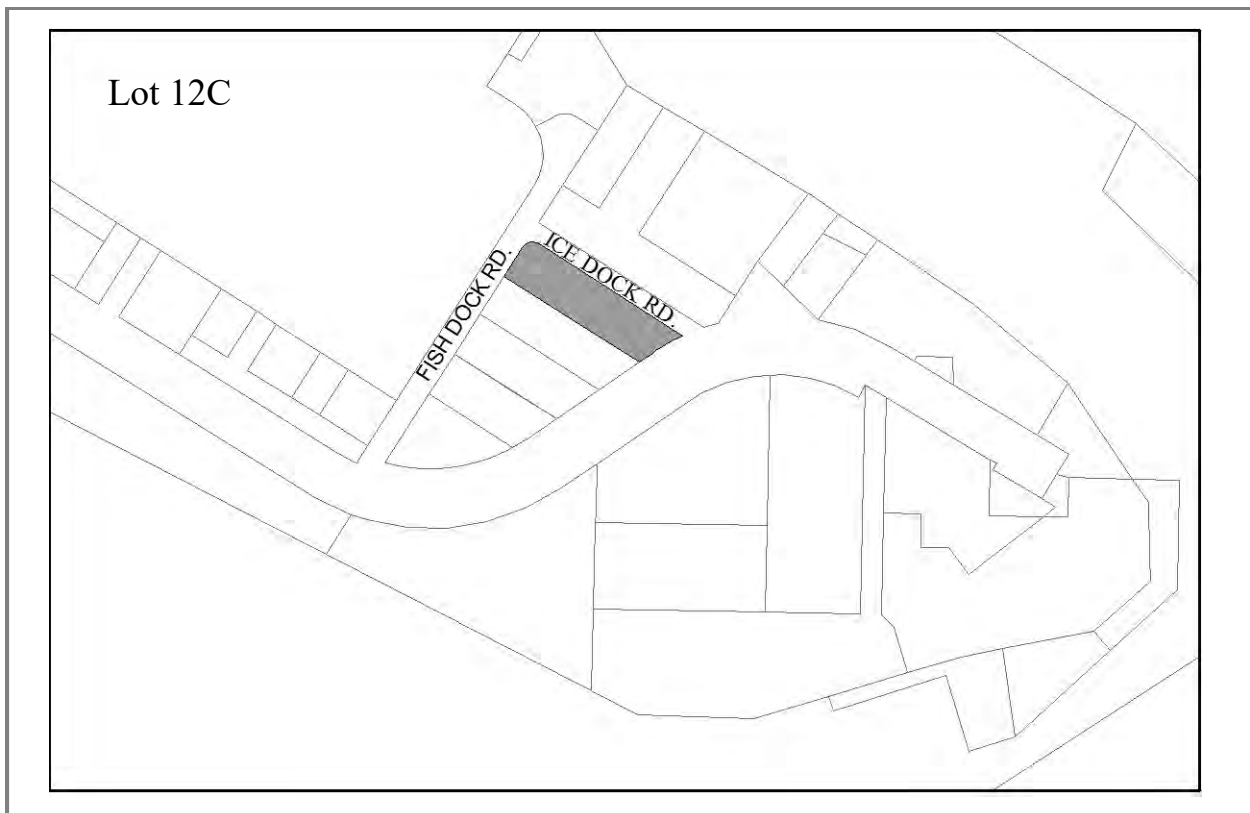
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC UPDATE
 Expiration: 3/31/2020 with two 10 year options

Finance Dept. Code:



Designated Use: Lease land
Acquisition History:

Area: 0.79 Acres

Parcel Number: 18103452

Legal Description: City of Homer Port Industrial No 2 Lot 12C

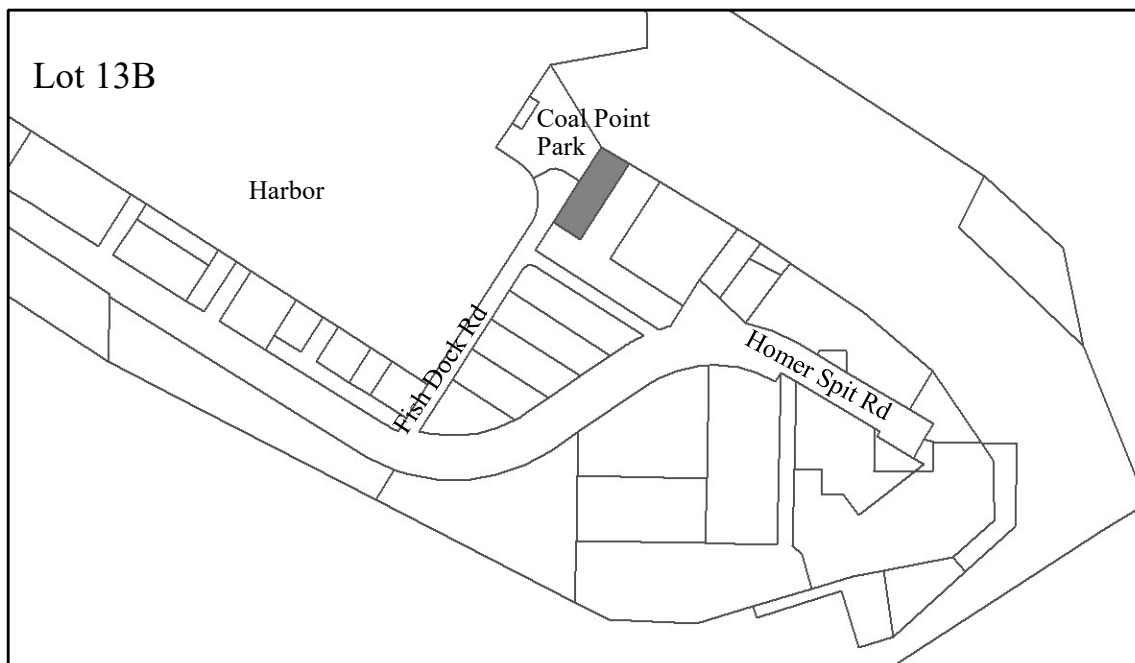
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address: 4501 Ice Dock Road

Leased by Resolution 2008-37 to Harbor Leasing (Auction Block)
 Expiration: 3/31/2028
 Options: two additional 5 year options
 FORECLOSED

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B

Zoning: Marine Industrial

Wetlands: N/A

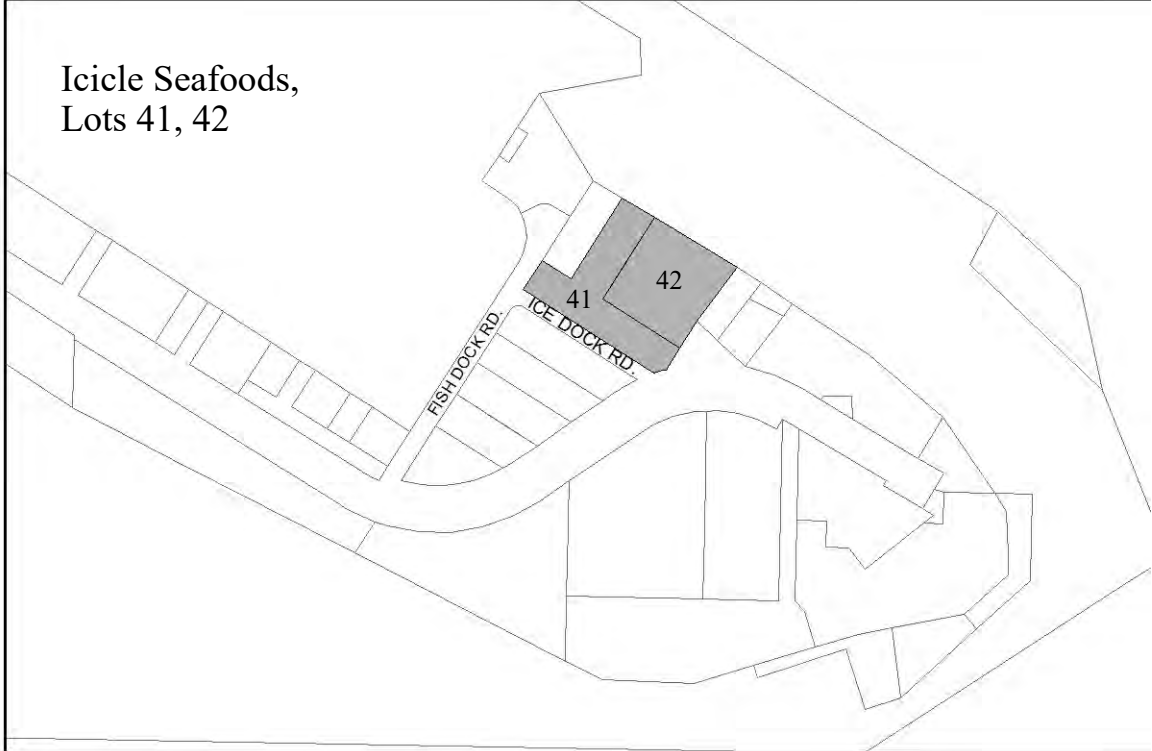
Infrastructure: Water, sewer, paved/gravel road access

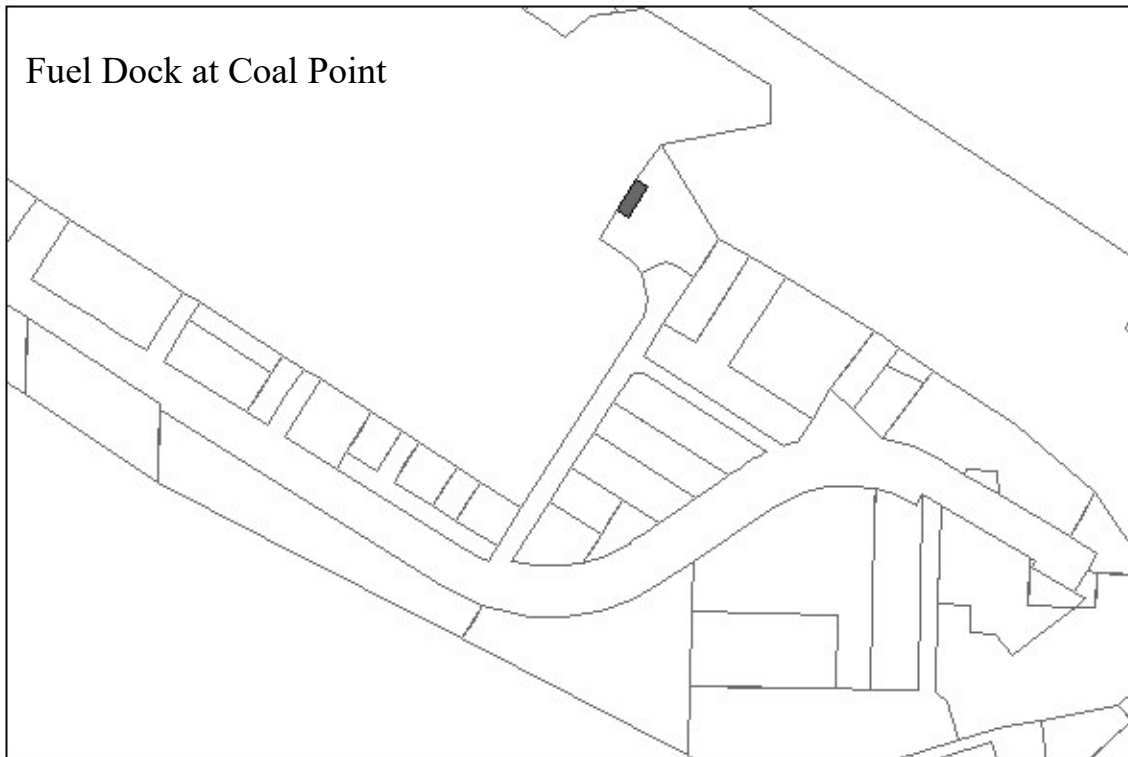
Address: Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

Copper River Seafoods

Finance Dept. Code:

 <p>Iccle Seafoods, Lots 41, 42</p>	
Designated Use: Leased Land Acquisition History: Lot 42, ordinance 17-41	
Area: 2.96 acres	Parcel Number: 18103419, 18103418
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
Leased to: Iccle Seafoods, Inc Expiration: 2039 with options. Resolution 17-008	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

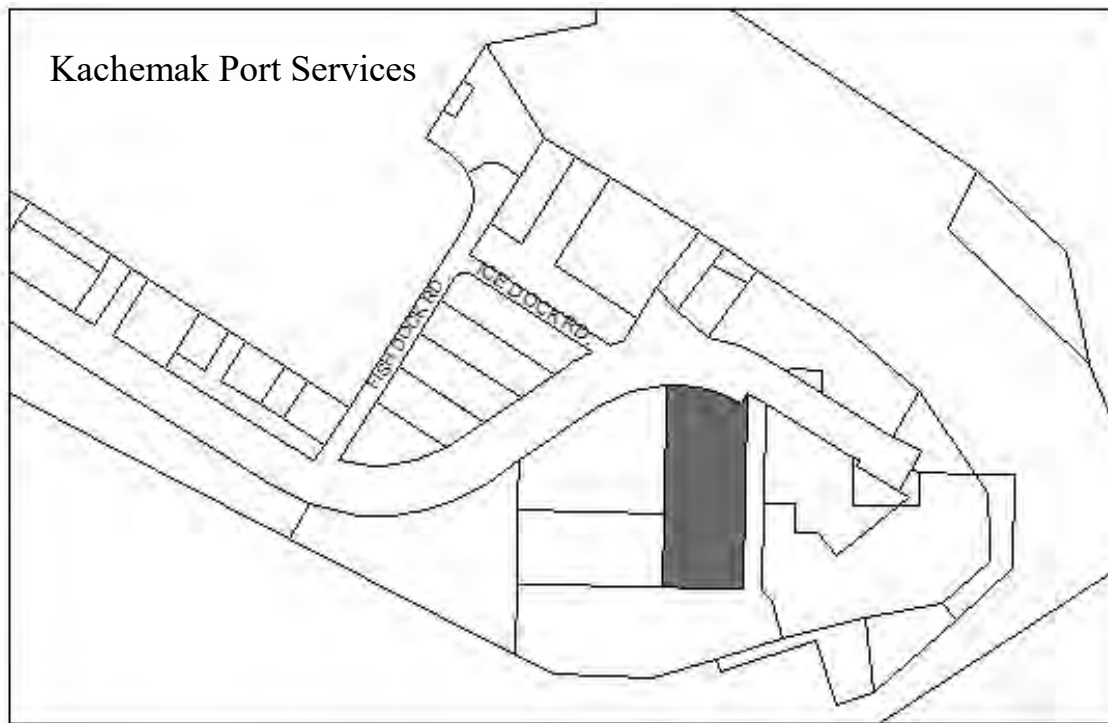
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Petro 49, expires 11/30/2038

Finance Dept. Code:



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

Area: 2.23 acres
 (Lease is for a small portion of the lot)

Parcel Number: 18103404

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4667 Homer Spit Road

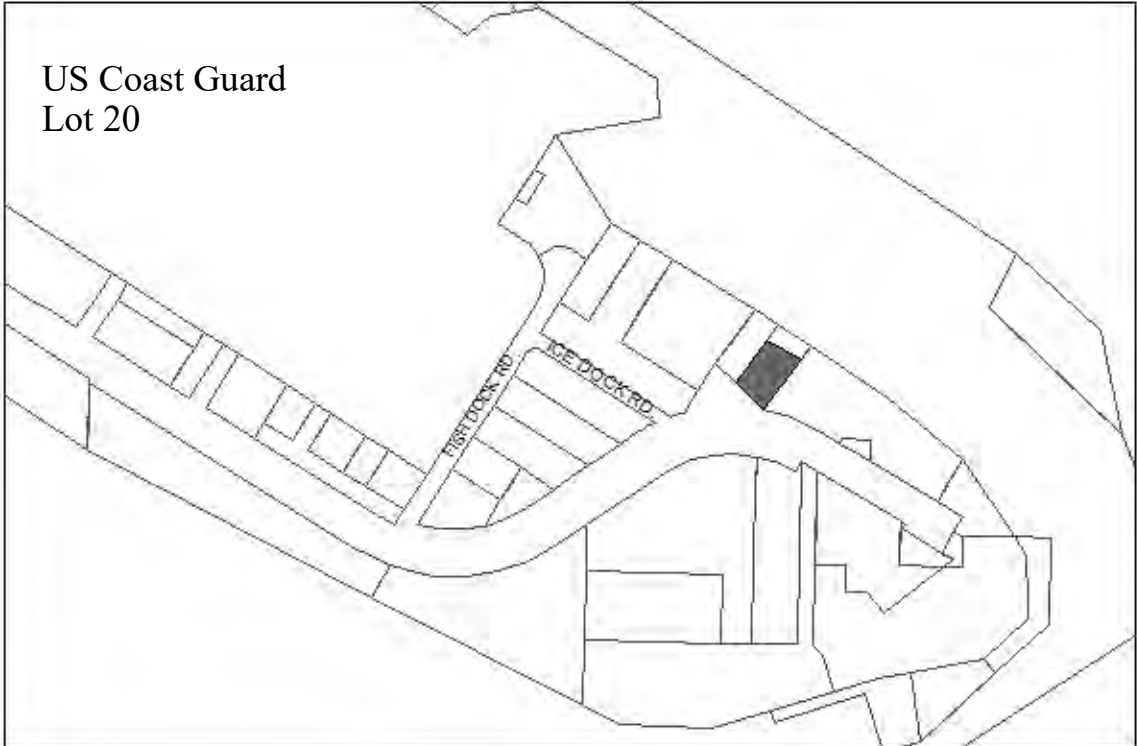
Leased to:

ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

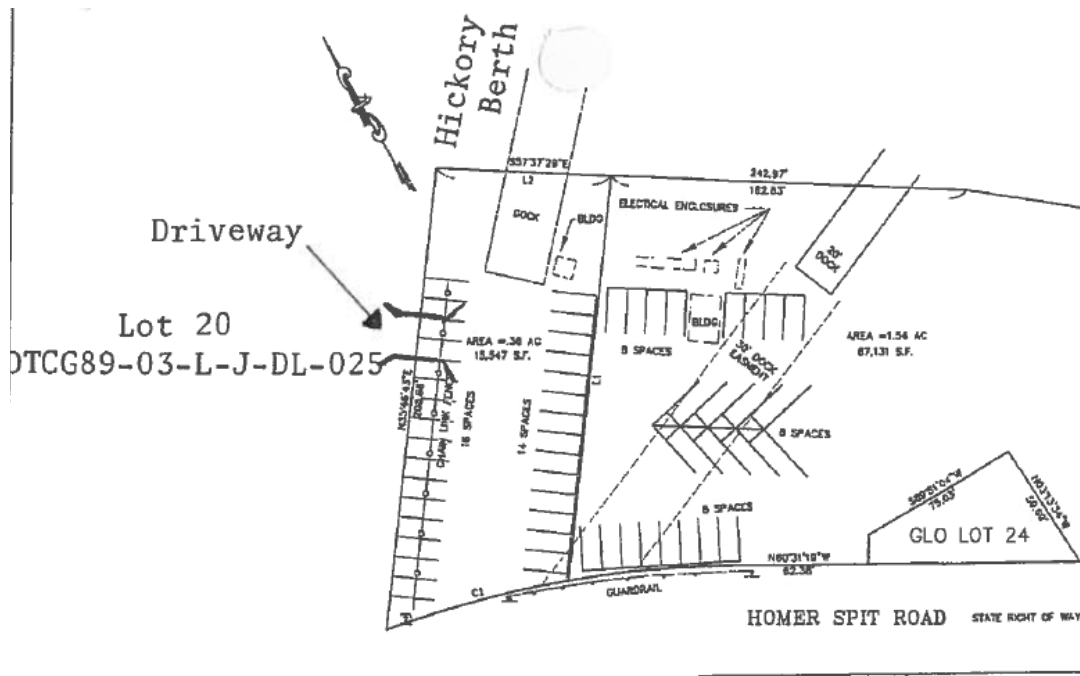
Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:

	
Designated Use: Lease Acquisition History:	
Area: 0.35 acres	Parcel Number: 18103445
Legal Description: Portion of Government Lot 20	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
Leased to: US Coast Guard. Resolution 15-009 approved an additional 20 year lease.	
Finance Dept. Code:	

Hickory Lease

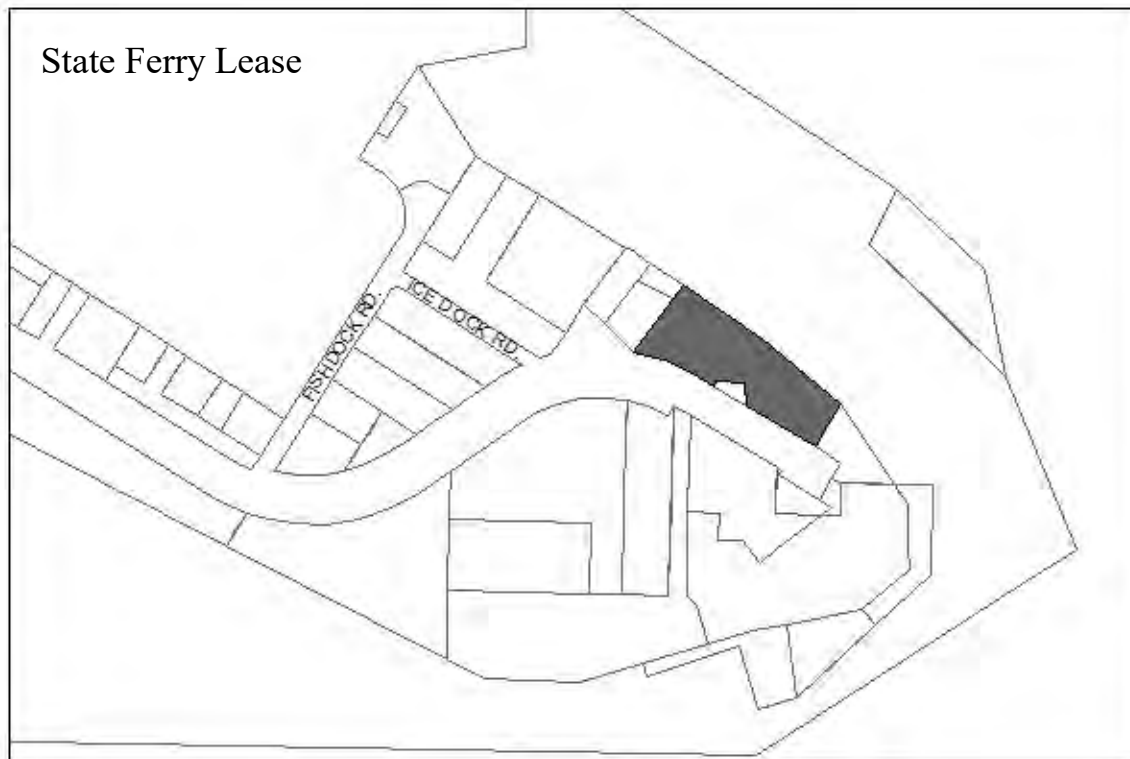


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging

Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

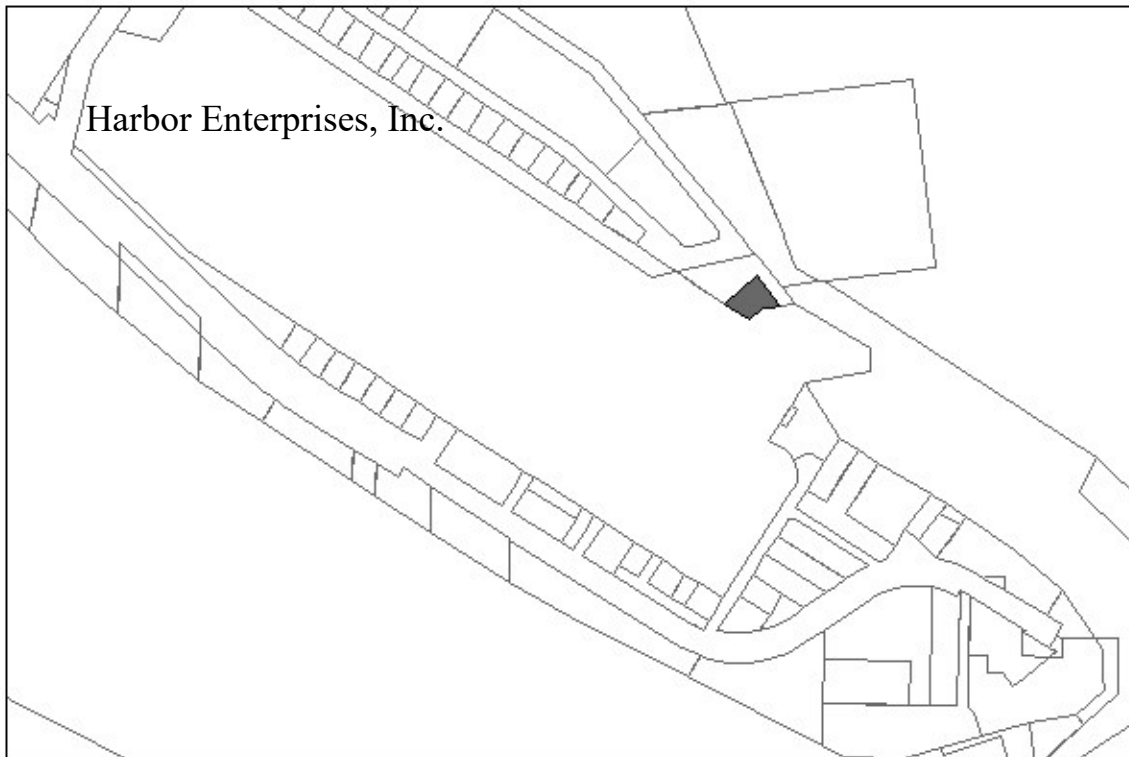
Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)

Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

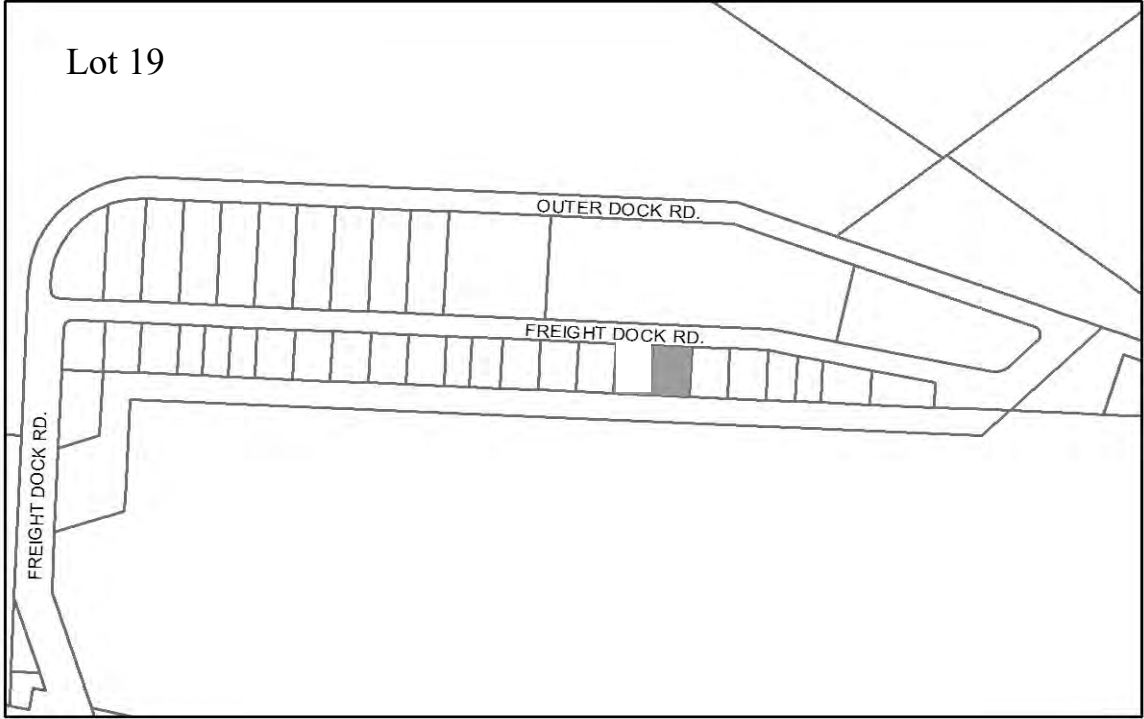
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

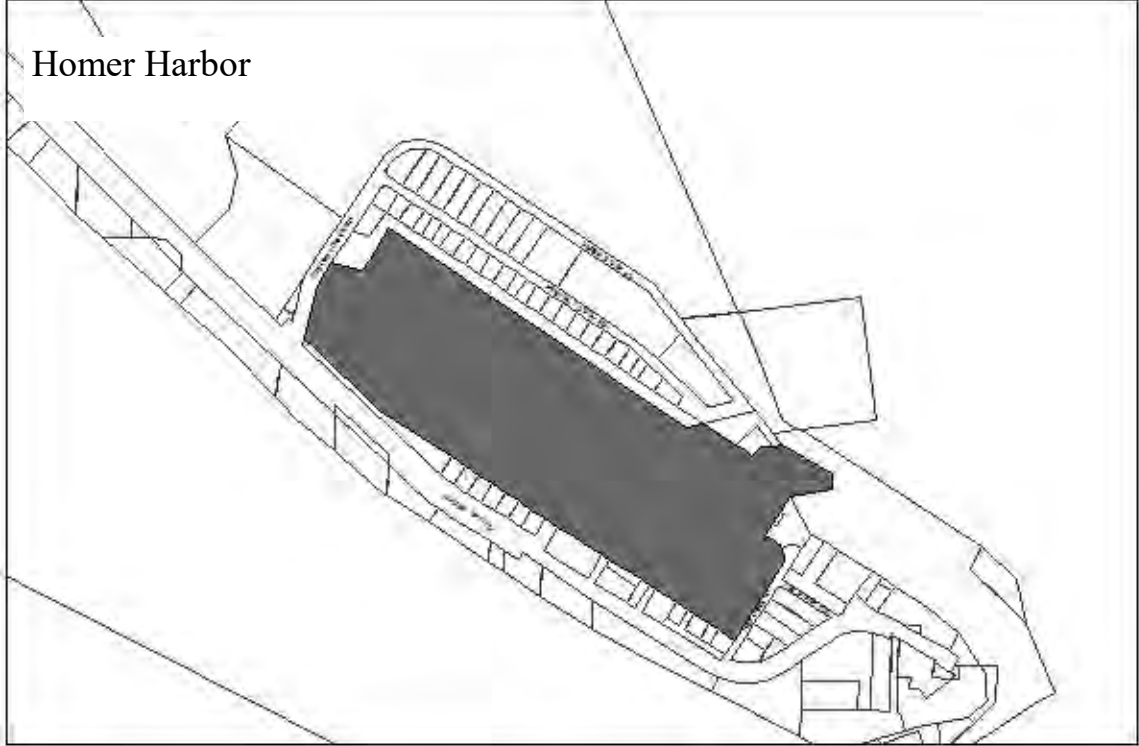
Leased to: Harbor Enterprises/Terminal Oil Sales
Resolution 16-031(S) 20 yr lease

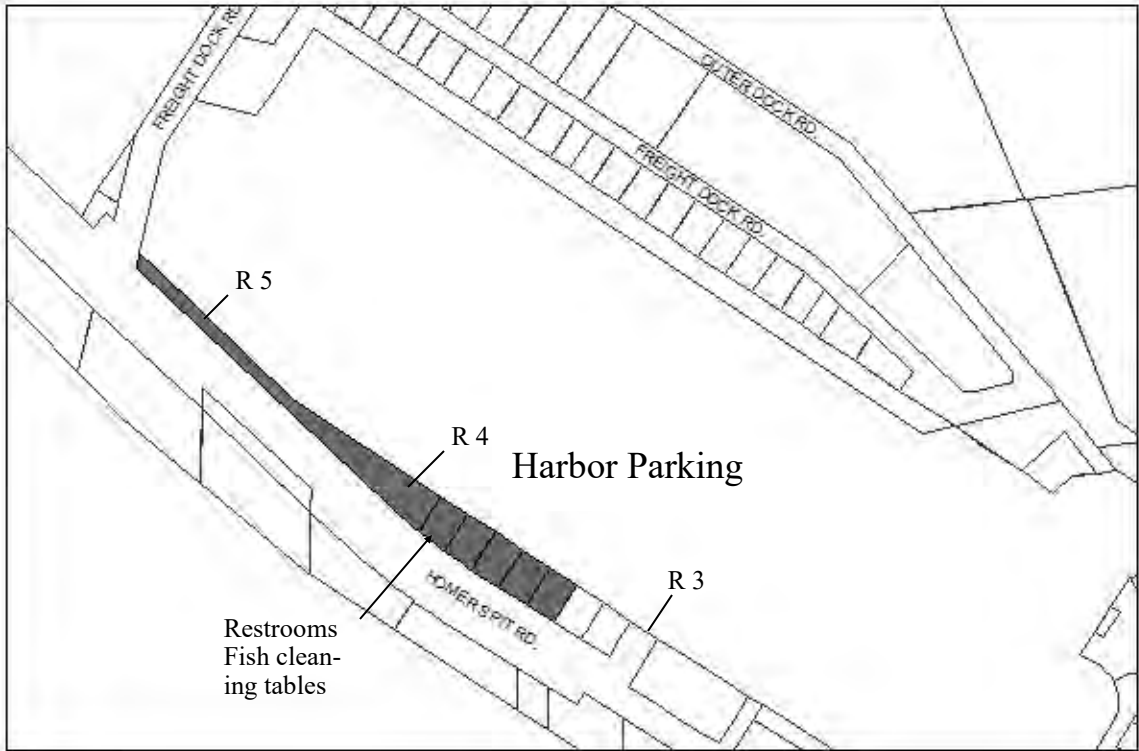
Finance Dept. Code:

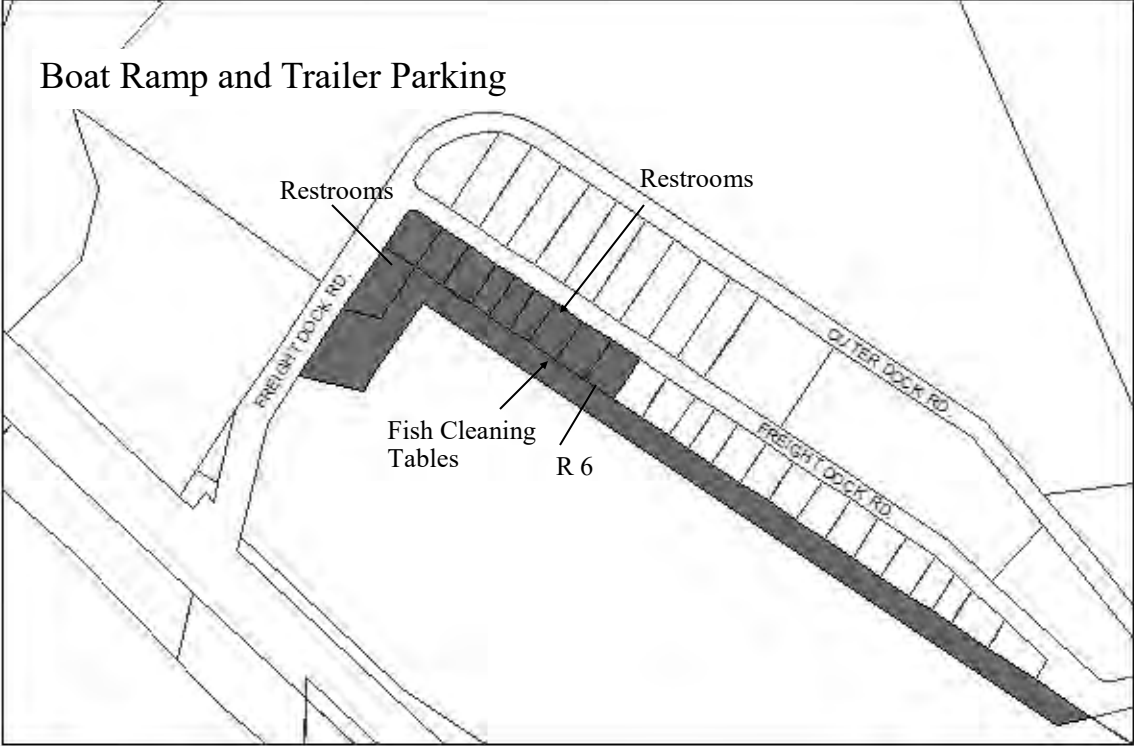
	
Designated Use: Lease (Resolution 09-33) Acquisition History:	
Area: 0.96 acres, 0.32 acres	Parcel Number: 181032 38
Legal Description: Homer Spit No 5 Lots 19	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, water and sewer	
Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023	
Finance Dept. Code:	

Section C

Port Facilities

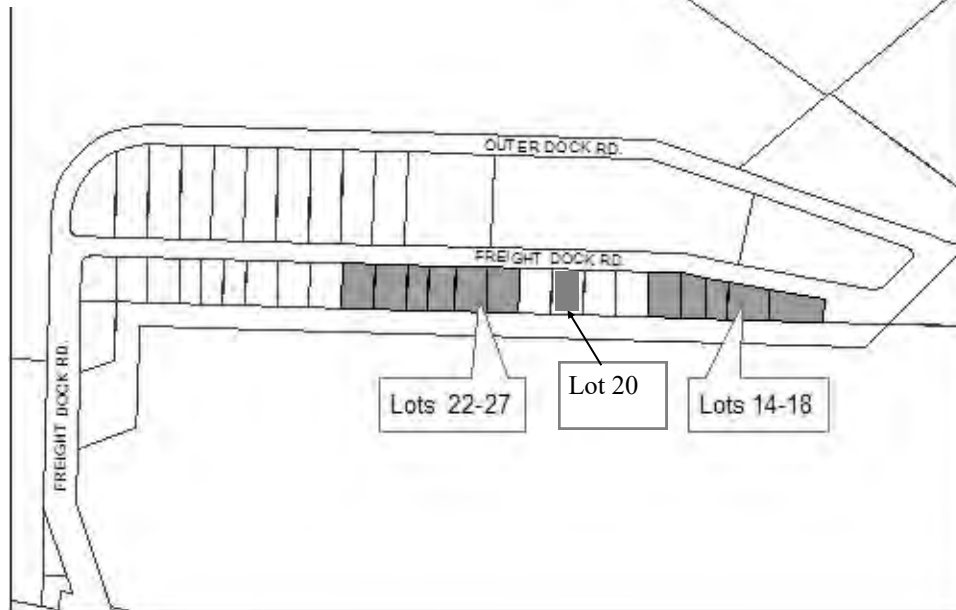
	
Designated Use: Homer Small Boat Harbor Acquisition History: Reso 99-51 Reconveyed from ACOE	
Area: 72.94	Parcel Number: 18103214
2019 Assessed Value: \$5,782,800	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: floats, road access, water and sewer	
Notes:	
Finance Dept. Code:	

	
Designated Use: Parking Acquisition History:	
Area: 3.12 acres	Parcel Number: 181033 18-22, 24
2019 Assessed Value: \$1,464,800 (Land: \$1,182,200,600, Structures: \$282,400)	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms	
Notes: New restrooms at Ramp 5 constructed 2015/2016	
Finance Dept. Code:	

	
Designated Use: Boat ramp and trailer parking Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2019 Assessed Value: \$2,472,900	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, public restrooms	
Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor. Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.	
Finance Dept. Code:	

<p>Lots 1-10</p>	
Designated Use: Port Use Acquisition History:	
Area: 6.67 acres	Parcel Number: 181032-21,22-29, 31
2019 Assessed Value: \$1,686,800	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, Barge ramp	
Notes: Lots 1,2,3: Summer boat trailer parking Resolution 14-041, Lots 9 and 10 are available for short term lease only	
Finance Dept. Code:	

Port Use Lots 14-27



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

2019 Assessed Value: \$3,560,200

Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: paved road, gas, Spit Trail, water and sewer

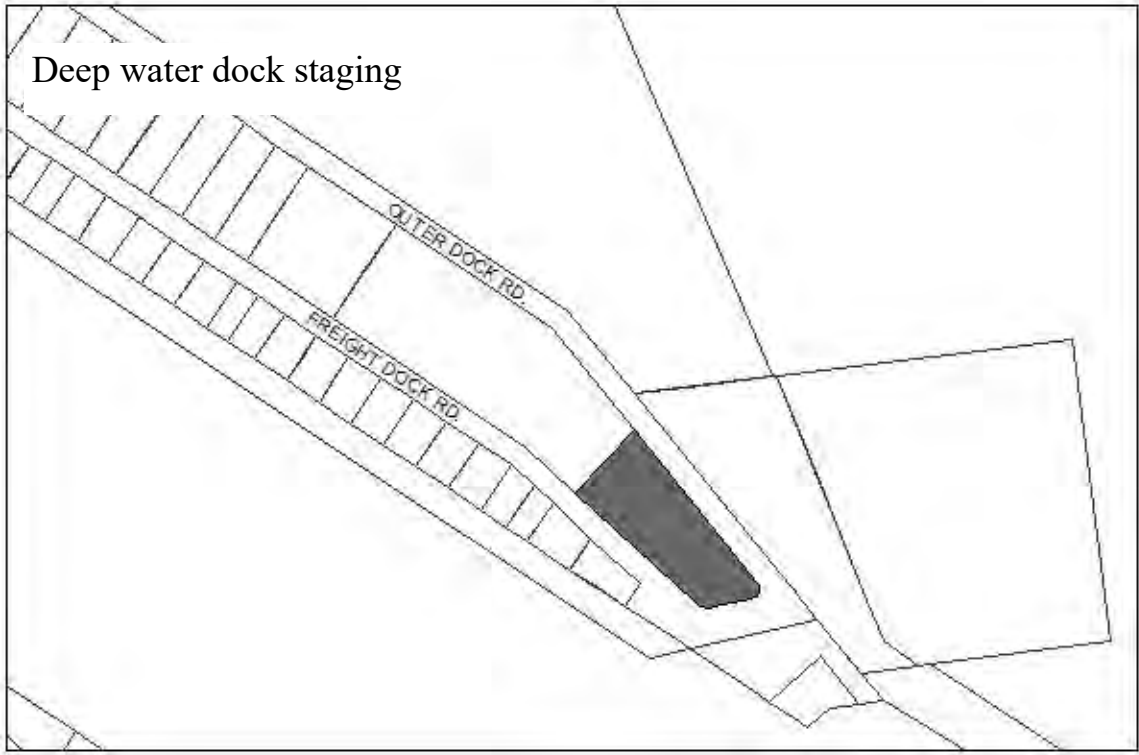
Notes:

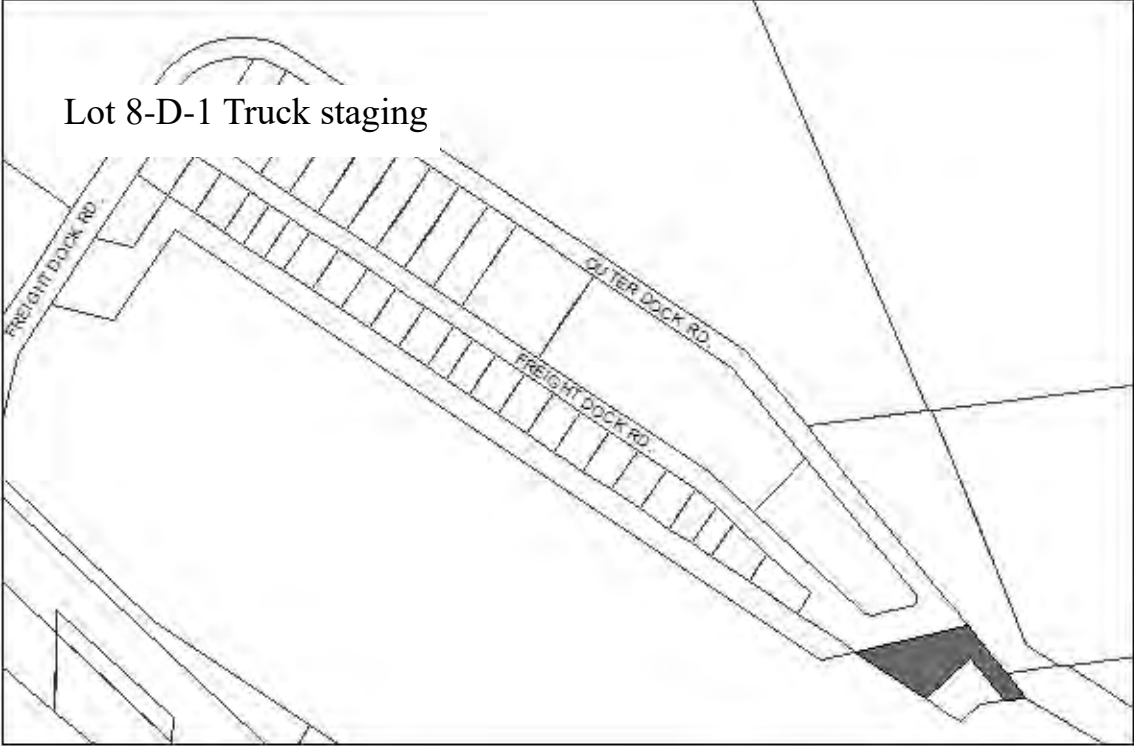
Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

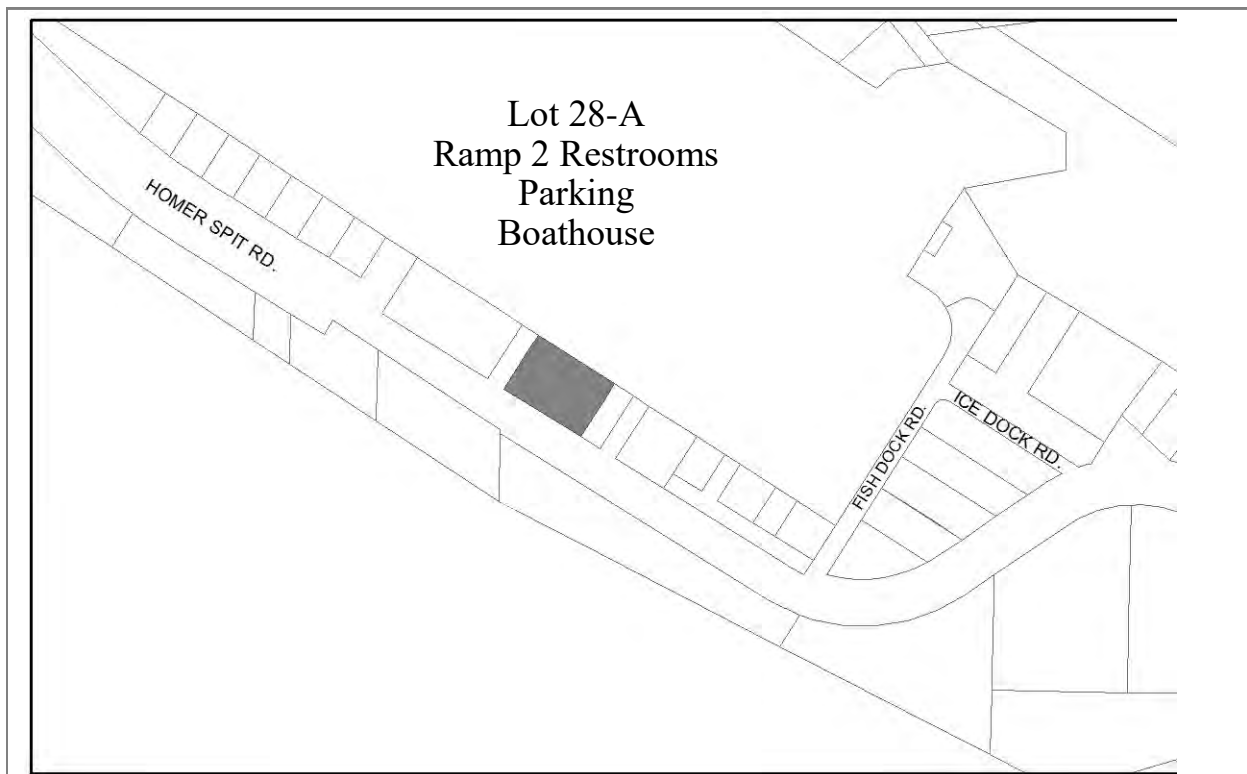
The harbor office completed in 2015 is on lots 22 and 23.

Lot 20 reserved for future travel lift Resolution 13-032

Finance Dept. Code:

	
Designated Use: Deep water dock staging Acquisition History:	
Area: 2.08 acres	Parcel Number: 18103232
2019 Assessed Value: \$206,200	
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer	
Notes: Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
Finance Dept. Code:	

	
Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2019 Assessed Value: \$467,900	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
<p>Notes:</p> <p>Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.</p> <p>2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.</p>	
Finance Dept. Code:	



Designated Use: Parking, restrooms and boathouse (Reso 16-043)

Acquisition History:

Area: 0.93 acres

Parcel Number: 18103397

2019 Assessed Value: \$827,500 (Land: \$177,00 Structures: \$650,500)

Legal Description: Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

Zoning: Marine Commercial

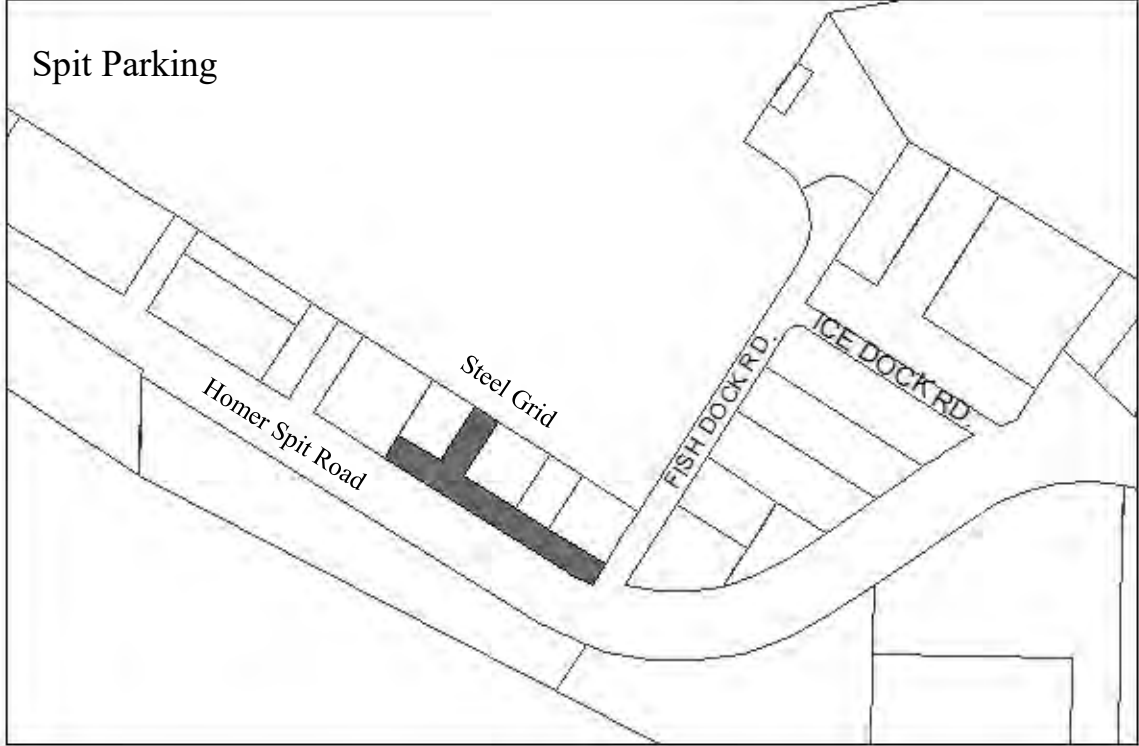
Infrastructure: Paved road, gas, water and sewer

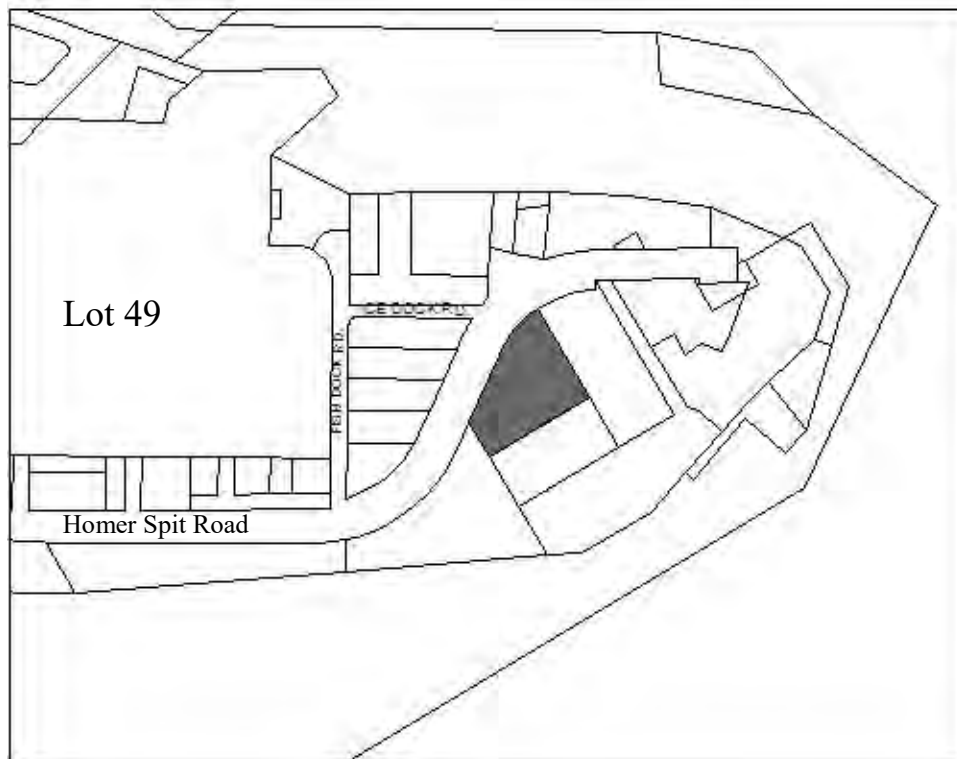
Former site of Harbormaster Office.

Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

Finance Dept. Code:

 <p>The map shows a coastal area with several roads: Homer Spit Road running diagonally from the top left towards the bottom center; Steel Grid, a small rectangular area adjacent to Homer Spit Road; Fish Dock Rd and Ice Dock Rd, which run parallel to each other on the right side of the map. The area is labeled 'Spit Parking' in the top left corner.</p>	
Designated Use: Parking and Access Acquisition History:	
Area: 0.6 acres	Parcel Number: 18103441
2019 Assessed Value: \$165,300	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Paved road	
Notes: Provides parking for adjacent businesses, and harbor access.	
Finance Dept. Code:	



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

2019 Assessed Value: \$346,900

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

Zoning: Marine Industrial

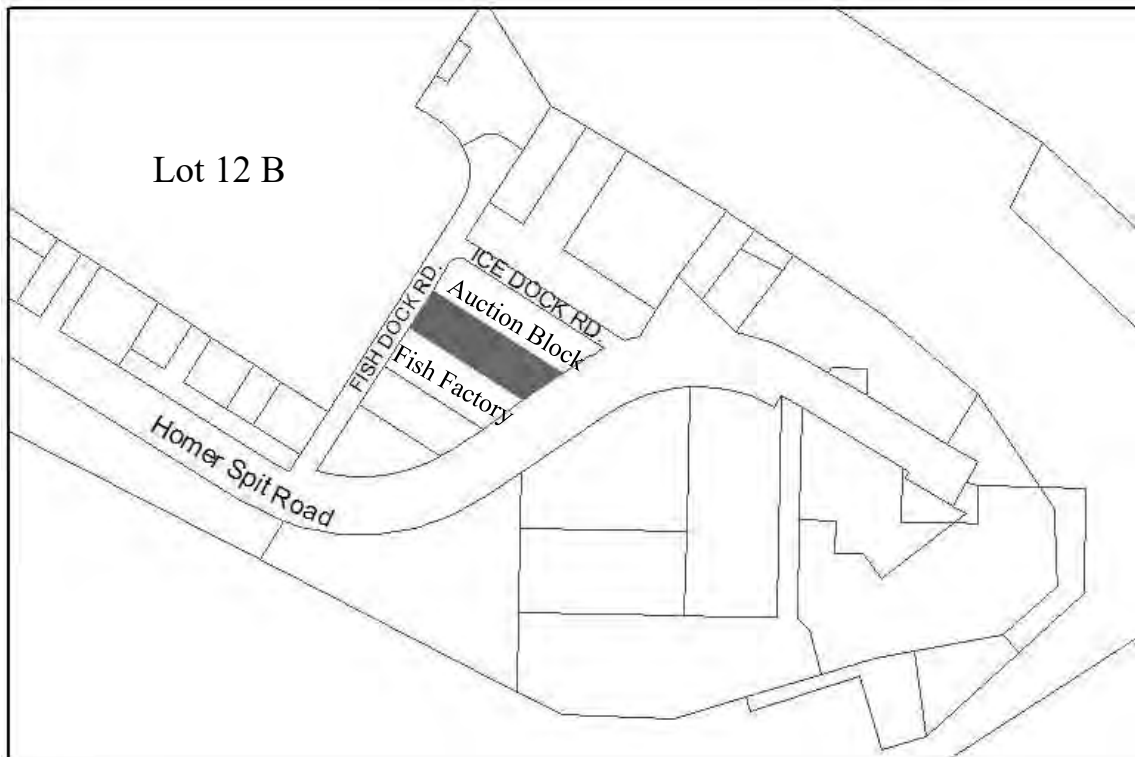
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres

Parcel Number: 18103451

2019 Assessed Value: \$196,200

Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

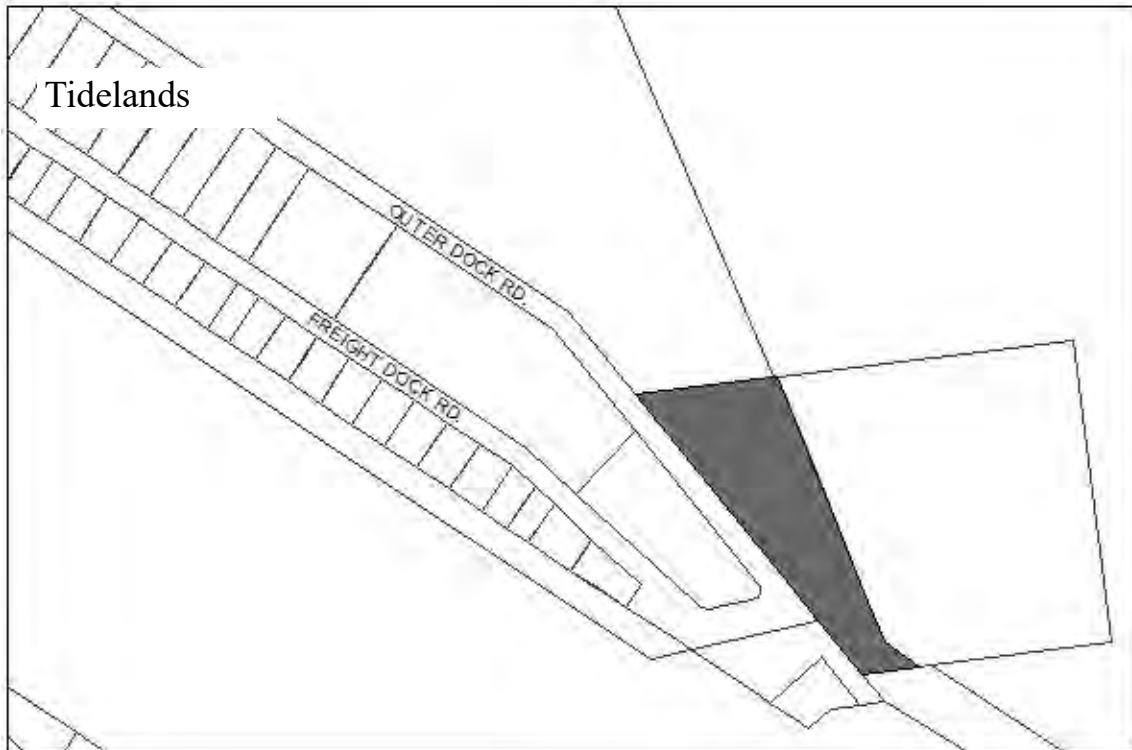
Address:

Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.

Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.

Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2019 Assessed Value: \$5,000

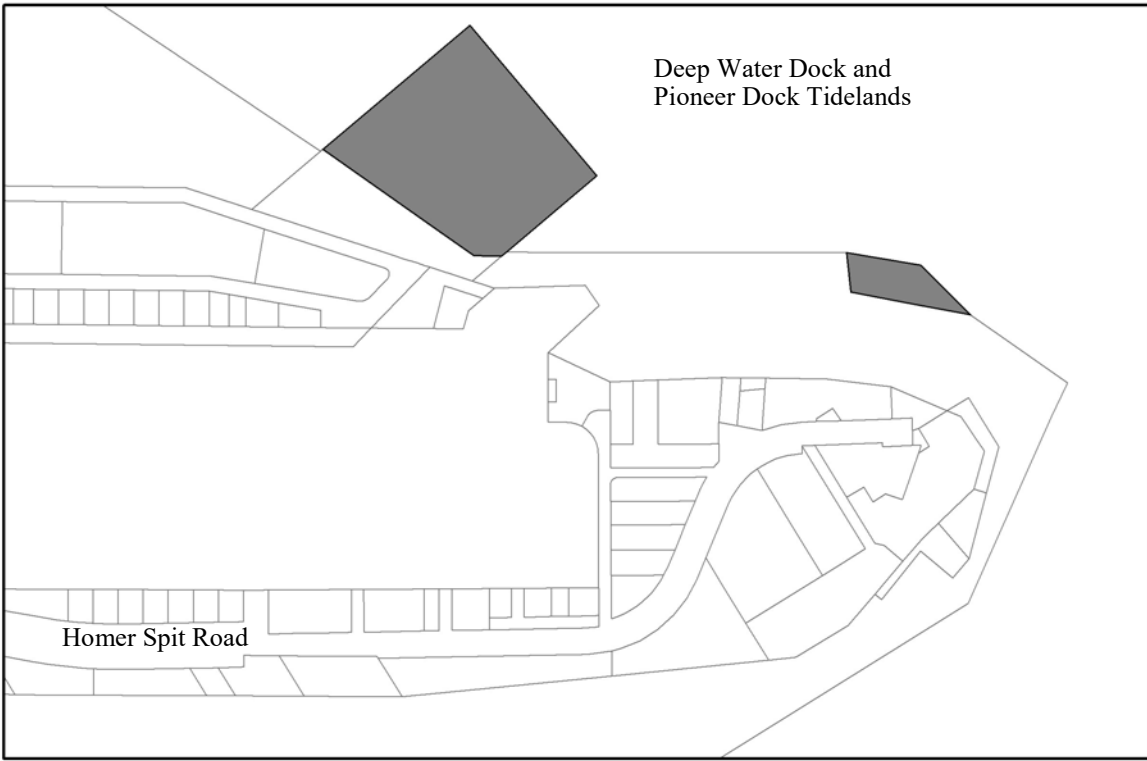
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050
 HOMER SPIT SUB NO TWO AMENDED TRACT A

Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Finance Dept. Code:

	
Designated Use: Port and Harbor Use Acquisition History: Resolution 17-81	
Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
2019 Assessed Value: \$5,754,500	
Legal Description: ATS 1373 and ATS 1603	
Zoning: Outside city limits	Wetlands: N/A
Infrastructure:	
Notes: Acquired from the State of Alaska	
Finance Dept. Code:	

Section D

City Facilities and Other Lands

Blank Page	
Designated Use:	
Area:	Parcel Number:
2015 Assessed Value:	
Legal Description:	
Zoning:	Wetlands:
Infrastructure:	
Notes:	
Finance Dept.	



Designated Use: Sell.

Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres

Parcel Number: 17514416

2019 Assessed Value: \$69,400

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District


Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. Intent is to sell the lot and pay down debt on the library loan.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:

	
Designated Use: Library. Resolution 2003-72 Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2019 Assessed Value: \$8,248,000 (Land 272,600, Structure 7,975,400)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, gas, water and sewer available.	
Notes:	
Finance Dept. Code:	



Designated Use: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres

Parcel Number: 17720408

2019 Assessed Value: \$2,377,700 (Land 188,800 Structure 2,218,900)

Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

Zoning: Central Business District

Wetlands: None

Infrastructure: Paved road access, gas, water and sewer.

Notes: New addition and remodel 2011/12. Lower parking area paved.

Finance Dept. Code:



Designated Use: Police and fire stations

Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres

Parcel Number: 17702057

2019 Assessed Value: \$1,567,900 (Land: \$224,900 Structures: \$1,303,300)

Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

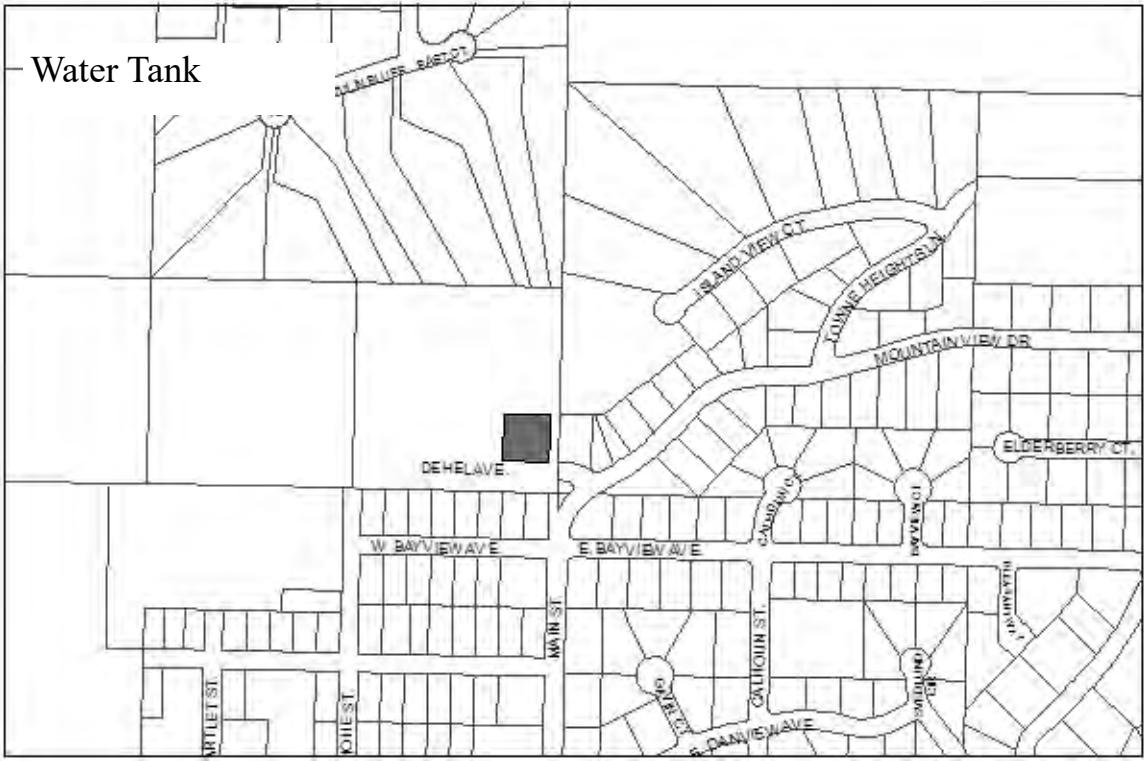
Zoning: Central Business District

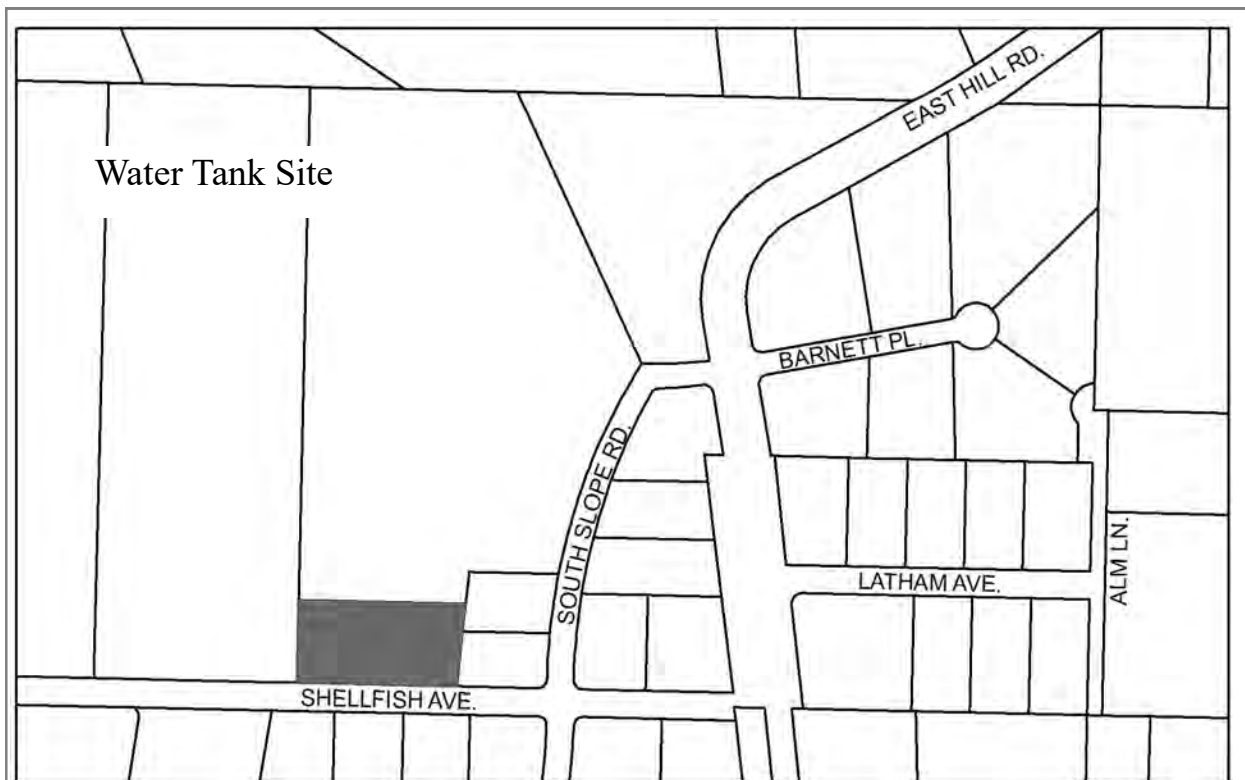
Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018

Finance Dept. Code:

	
Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2019 Assessed Value: \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))	
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



Designated Use: Future Water Tank
Acquisition History: Ordinance 14-39

Area: 1.5 acres

Parcel Number: 17701009

2019 Assessed Value: \$82,000

Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2


Zoning: Rural Residential

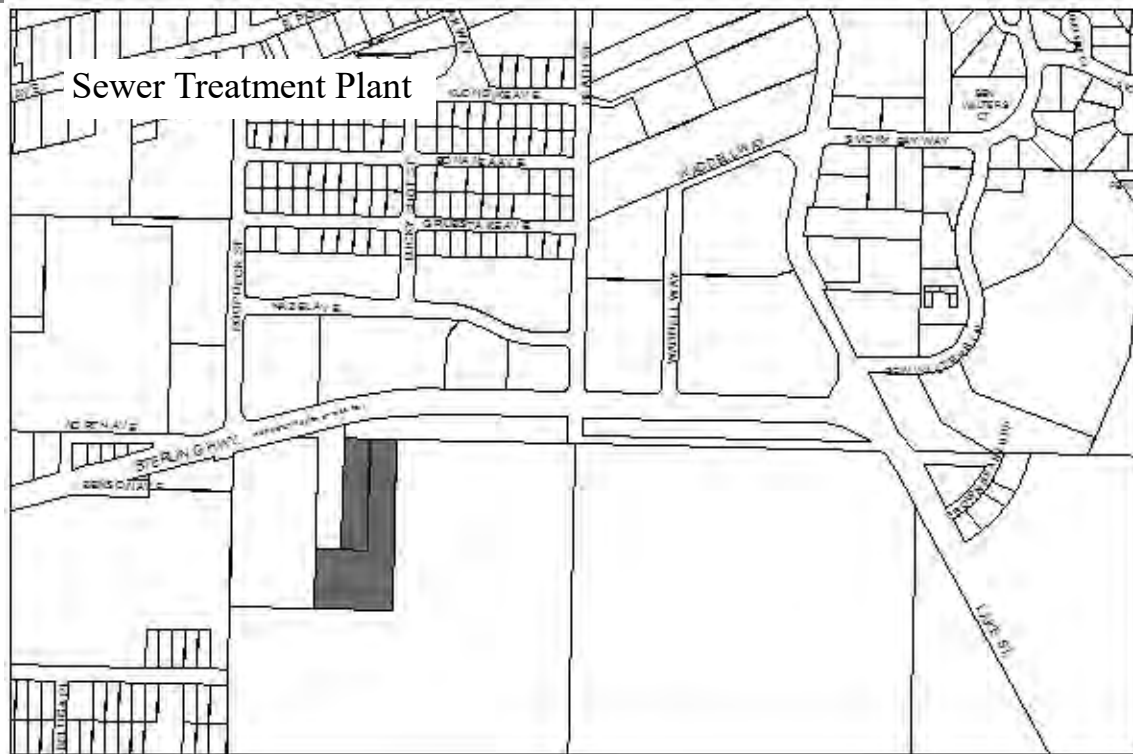
Wetlands:

Infrastructure: N/A

Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.

Finance Dept. Code:

 <p>Animal Shelter</p>	
Designated Use: Animal Shelter Acquisition History: Heath Deed 3/10/71	
Area: 1.85 acres	Parcel Number: 17714020
2019 Assessed Value: \$1,474,100 (Land \$311,700, Structure \$1,162,400)	
Legal Description: Glacier View Subdivision No 18 Lot 1	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, Sewer, gas, gravel access via Public Works	
<p>Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
Finance Dept. Code:	



Designated Use: Sewage Treatment

Acquisition History: see below

Area: 4.08 acres

Parcel Number: 177140 14, 15

2019 Assessed Value: \$3,248,400 (Land: \$196,100 Structures/Improvements: \$3,052,300)

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

Zoning: Central Business District

Wetlands: Yes

Infrastructure: Water and Sewer. Access via PW complex

Notes:

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

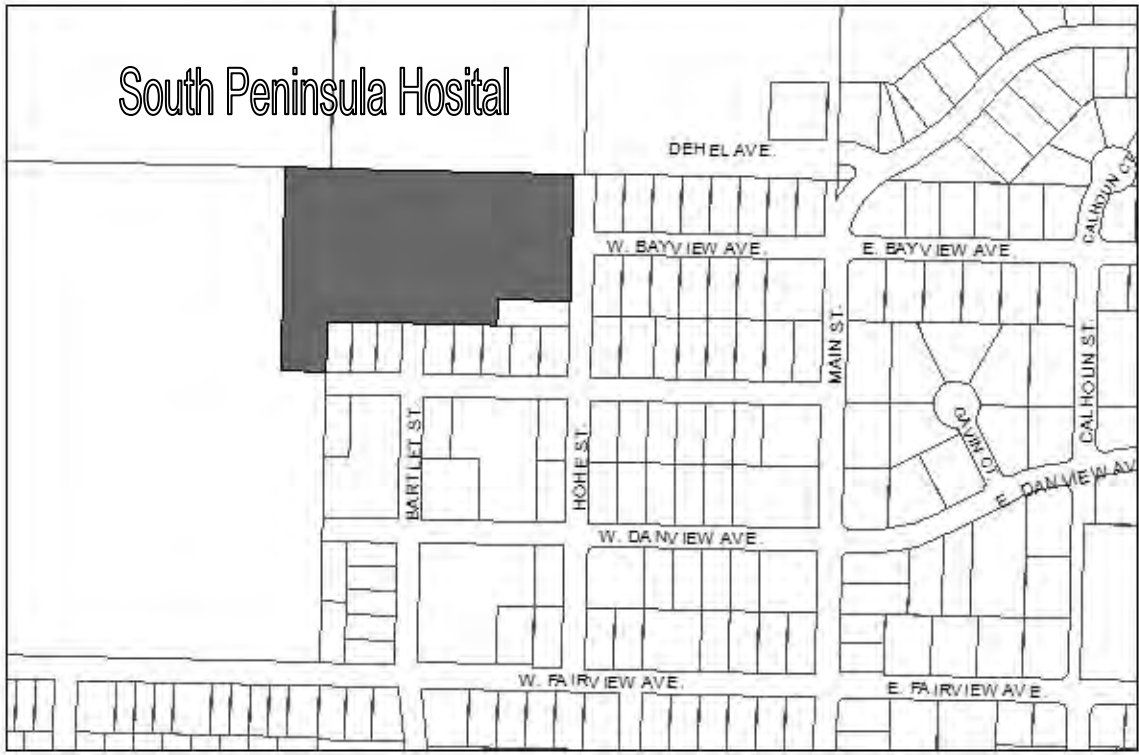
17714015: Heath/Whitmore Deed 3-71

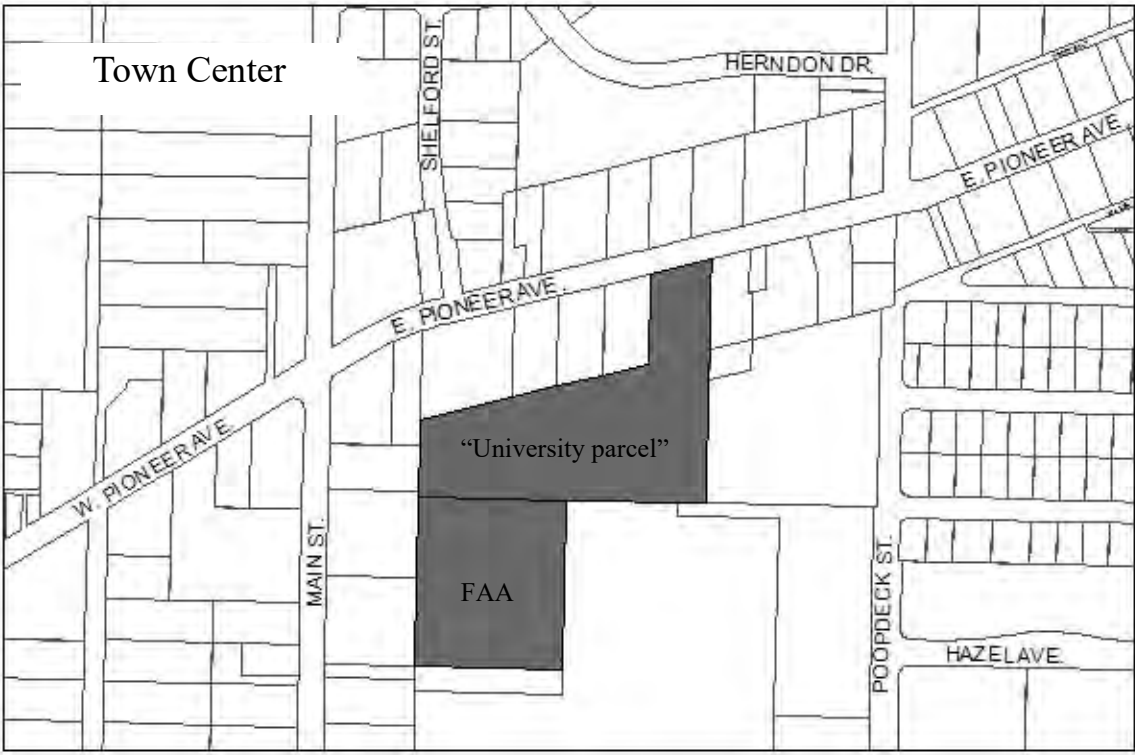
2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

Lower section within a FEMA mapped flood hazard area.

Finance Dept. Code:

Designated Use: Public Works Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
2019 Assessed Value: \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)	
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
Zoning: Central Business/Open Space	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Within a FEMA mapped flood hazard area. Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064. 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.	
Finance Dept. Code:	

	
Designated Use: South Peninsula Hospital Acquisition History:	
Area: 7.12 acres	Parcel Number: 17504024
2019 Assessed Value: \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	
Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.	
Finance Dept. Code:	

	
<p>Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.</p> <p>Acquisition History: UA: Ord 03-61 purchase.</p>	
Area: 7.69 acres	Parcel Number: 17719234, 17708015
2019 Assessed Value: \$382,800	
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.	
Zoning: Town Center District	Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
Infrastructure: Must be built as land is developed.	
Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)	
Finance Dept. Code:	



Designated Use: Tidelands
Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
 18101025, 18101026

2019 Assessed Value: \$12,753,300

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

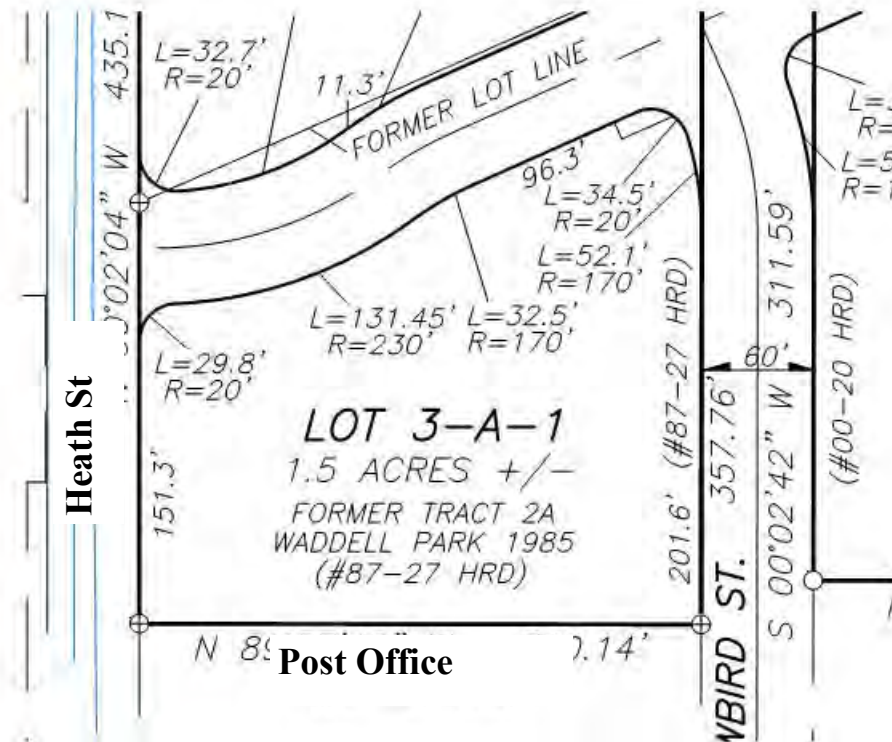
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$12,154,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: New Police Station Resolution 18-013(A)

Acquisition History: Purchased

Area: 1.5 acres

Parcel Number: 17712034

2019 Assessed Value: \$252,800

Legal Description: T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

Zoning: CBD

Wetlands: N/A

Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.

Notes: Road construction in 2016. Project funding from State appropriation and matching City HART funds.
New police station construction 2019-2020

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft

Parcel Number: 177154 02, 03

2019 Assessed Value: \$2,600

Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District

Wetlands: Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

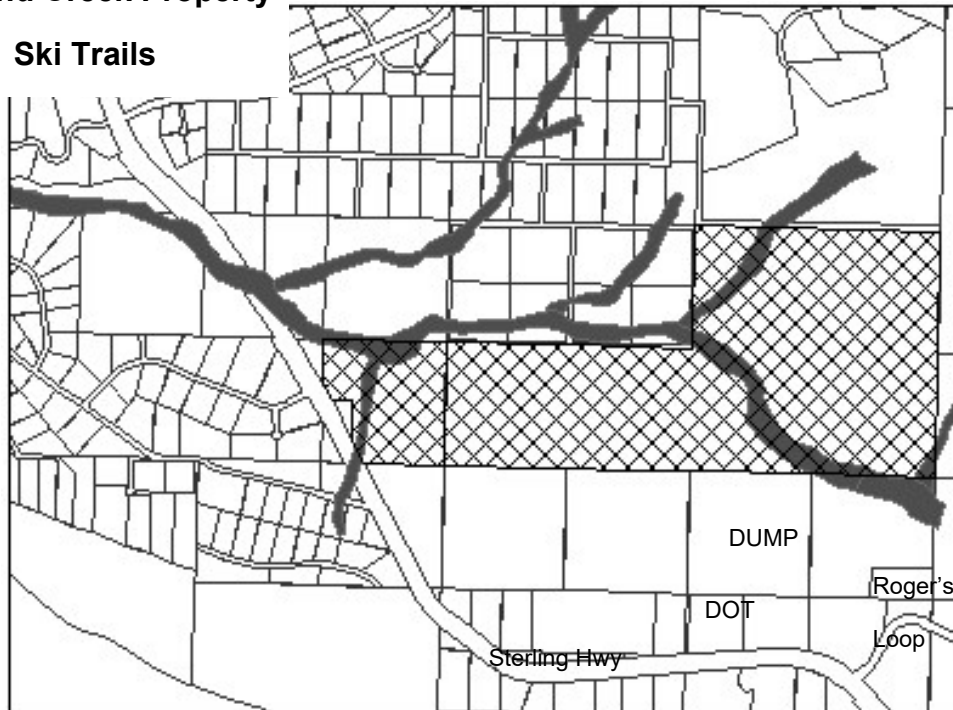
Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:

Designated Use: Restroom and Future right of way Acquisition History: Ordinance 2012-42	
Area: 0.27 acres	Parcel Number: 17514301
2019 Assessed Value: \$77,300	
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Public restroom constructed 2013-2014 Future road extension for Bartlett.	
Finance Dept. Code:	

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property**Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**2019 Assessed Value:** \$241,900**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

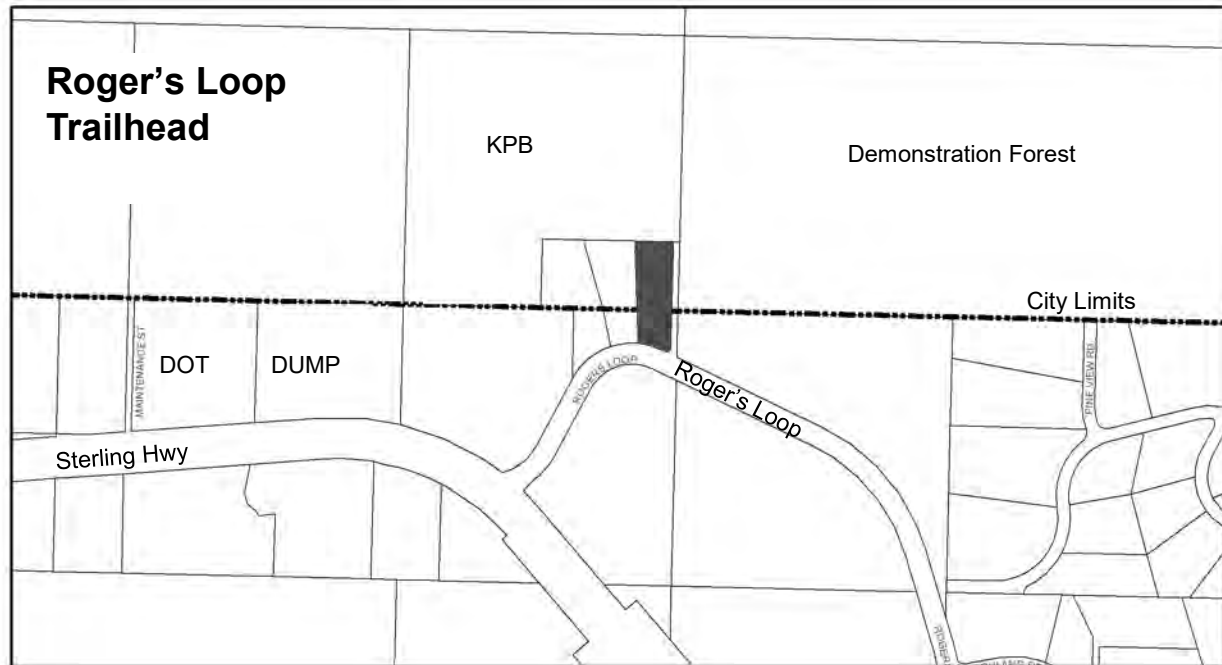
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0

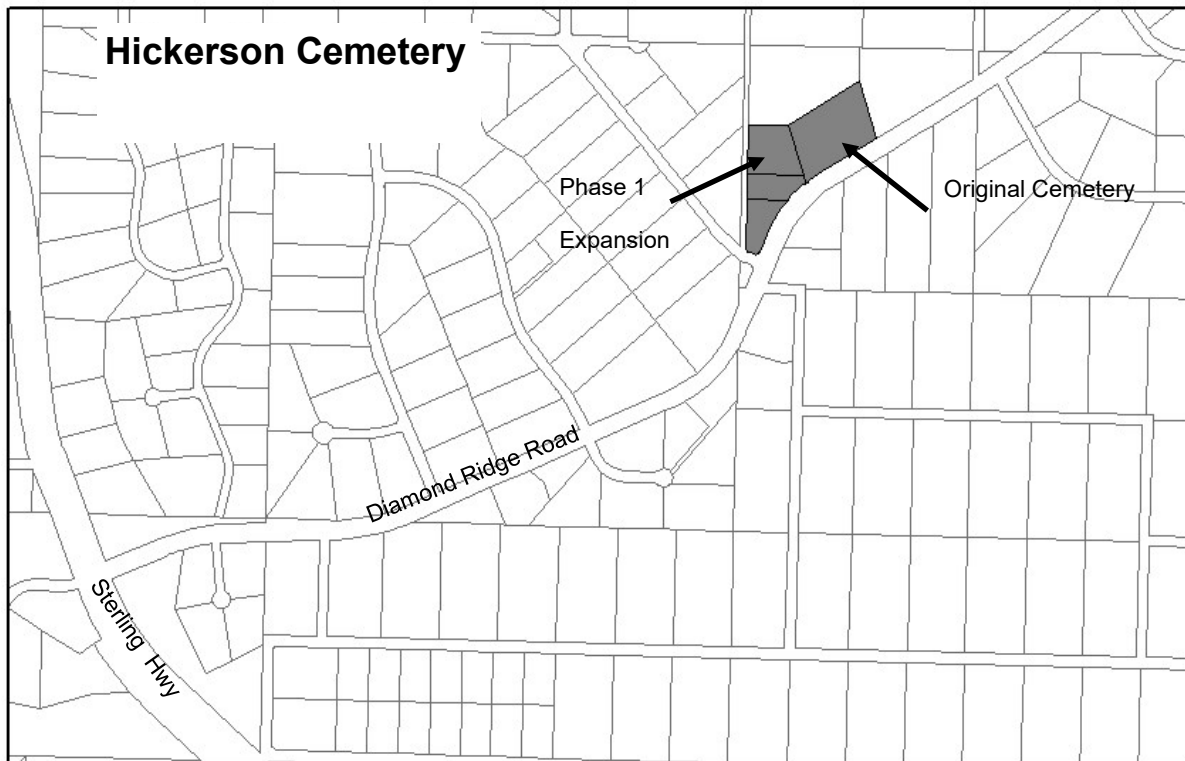
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



Designated Use: Roger's Loop Trailhead Acquisition History: Ordinance 14-51(A)	
Area: 2 acres	Parcel Number: 17316066, 1736067
2019 Assessed Value: \$45,600	
Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
Zoning: Rural Residential. Lot is split by city limits	Wetlands: none
Infrastructure: Paved road access	
Notes: Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
Finance Dept. Code:	



Designated Use: Hickerson Memorial Cemetery

Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

Area: 6.91 acres

Parcel Number: 17321011, 13, 14, 15

2019 Assessed Value: \$217,800

Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

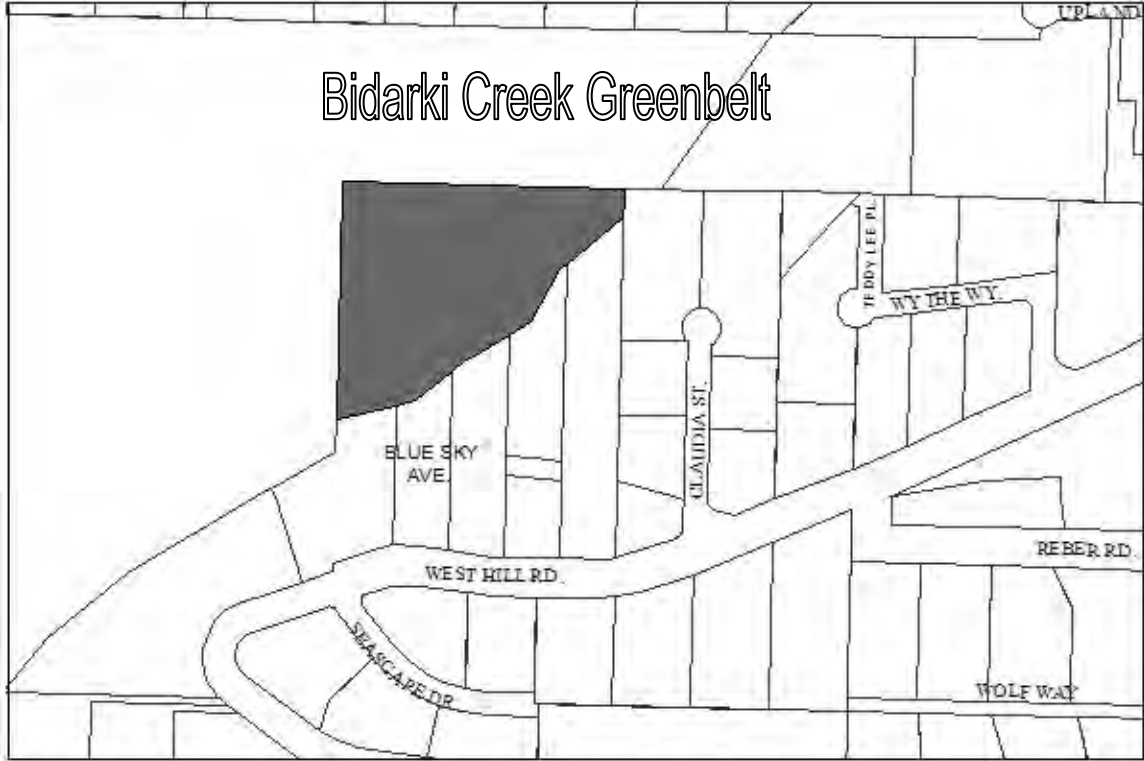
Zoning: Not within city limits


Wetlands: N/A

Infrastructure: paved access

Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.
2017: Phase 1 cemetery expansion completed.

Finance Dept. Code:

	
Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. Acquisition History: KPB Ordinance 83-01	
Area: 6.57 acres	Parcel Number: 17503025
2019 Assessed Value: \$6,700	
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
Zoning: Rural Residential	Wetlands: Bidarki Creek runs through the lot
Infrastructure: No access, no utilities	
Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
Finance Dept. Code:	

	
Designated Use: Public Use/Emerald Highland Estates Park Acquisition History: Gangle Deed, 12/1989	
Area: 1.04 acres	Parcel Number: 17502056
2019 Assessed Value: \$36,100	
Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
Zoning: Rural Residential	Wetlands: The whole lot is potential wetlands. Creek present long western property line.
Infrastructure: Gravel road access	
<p>Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p>History: Resolution 2004-24A, Land Allocation Plan Resolution 2007-03 Emerald Park Master Plan</p>	
Finance Dept. Code:	



Designated Use: W.R.Bell Public Park.

Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres

Parcel Number: 17524006

2019 Assessed Value: \$90,200

Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

Zoning: Rural Residential

Wetlands: Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

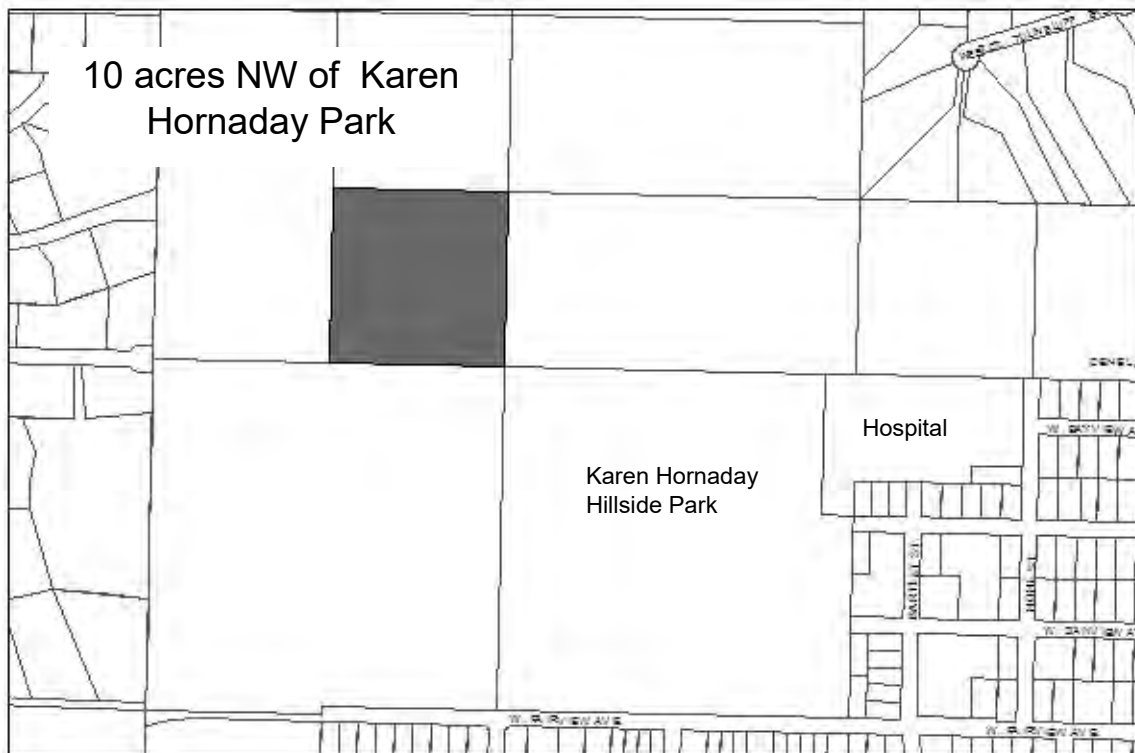
Notes:

Park contains the gravesite of W.R. Bell.

It can be expected that the land to the south will become a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

Finance Dept. Code:



Designated Use: Retain for a future park Resolution 2011-37(A)

Acquisition History:

Area: 10 acres

Parcel Number: 17504003

2019 Assessed Value: \$80,700*

Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

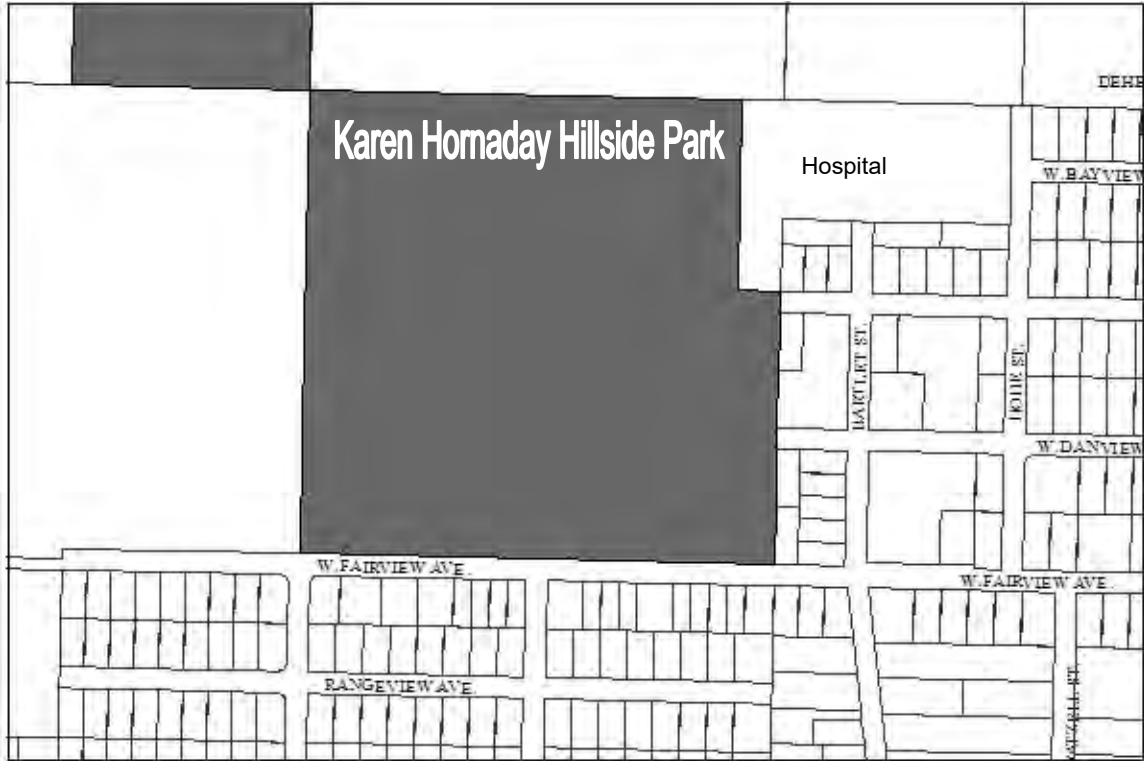
Zoning: Rural Residential

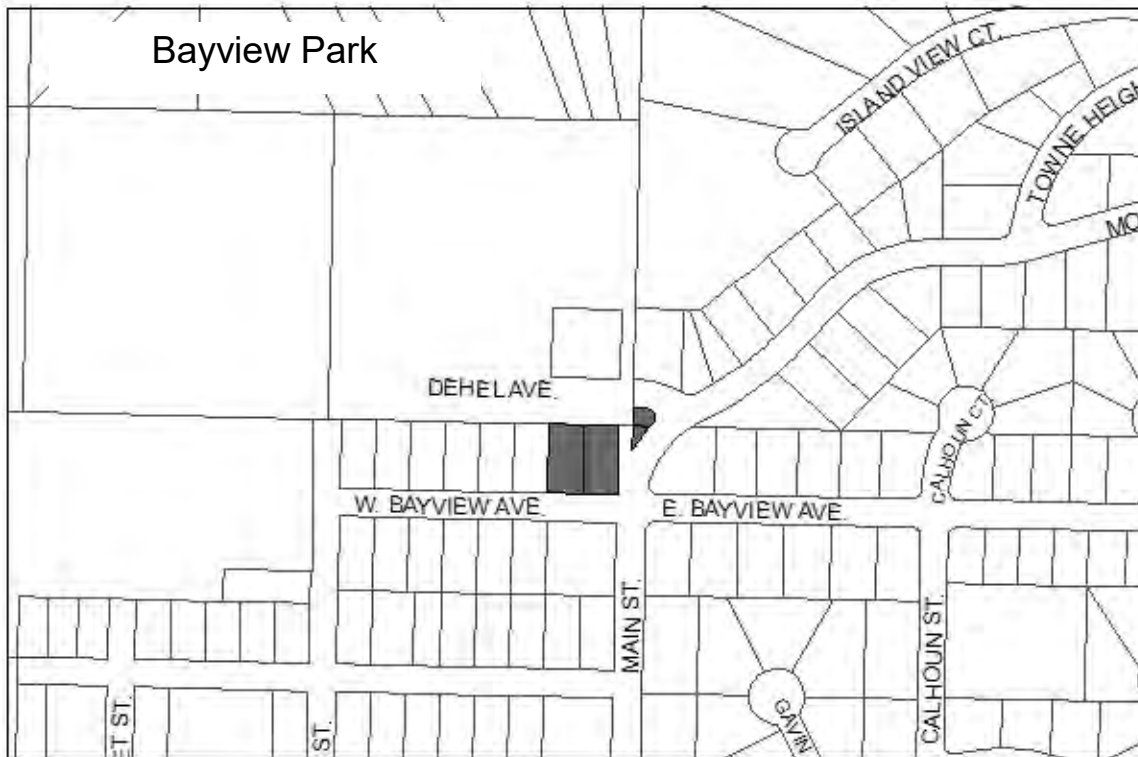
Wetlands: Drainages and wetlands may be present

Infrastructure: None. No access.

Notes: *2007—Land could not be appraised by private appraisal due to lack of legal access.

Finance Dept. Code:

	
Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2019 Assessed Value: \$3,802,400 (Land \$3,651,800 Structure \$150,600)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
<p>Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access

Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

Area: 0.58 acres total

Parcel Number: 175051 07, 08
17726038, 17727049

2019 Assessed Value: \$105,400 total

Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential

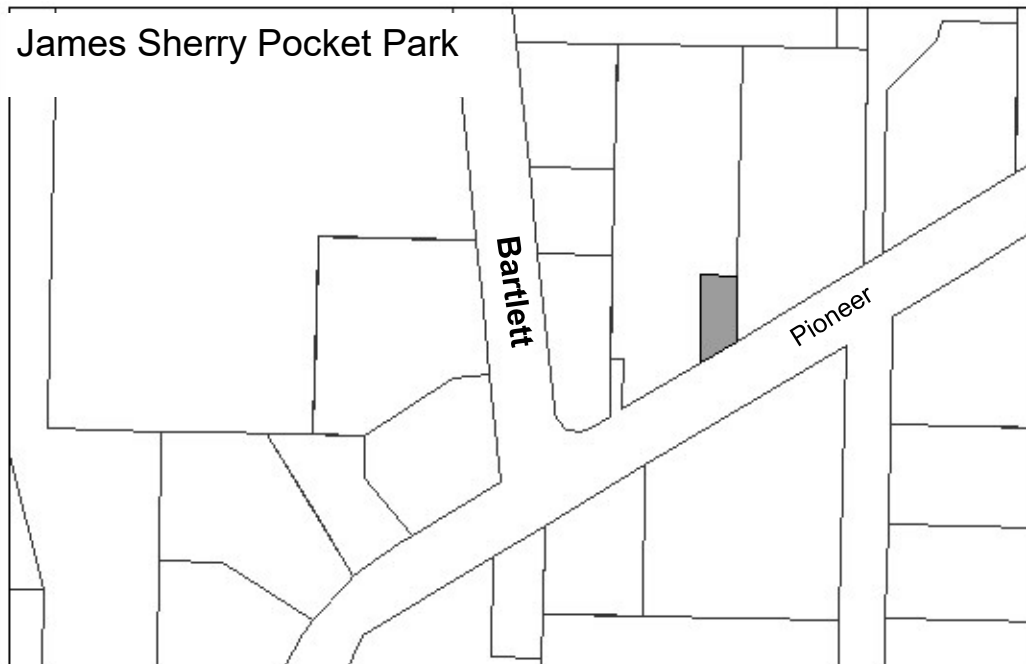
Wetlands: N/A

Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:

Designated Use: ROW and Woodard Park Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2019 Assessed Value: ROW: \$53,800, Park: \$26,000	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



Designated Use: Retain for use as public park or parking

Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2019 Assessed Value: \$26,000

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

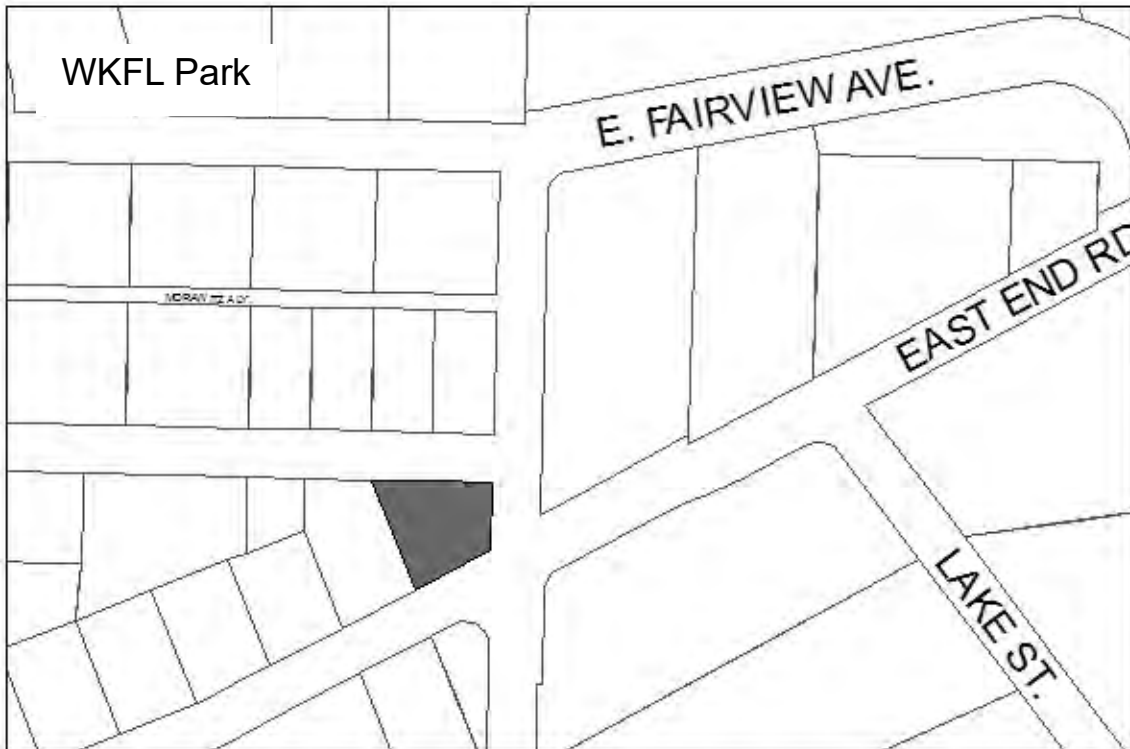
Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park

Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres

Parcel Number: 17720204

2019 Assessed Value: \$169,300

Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

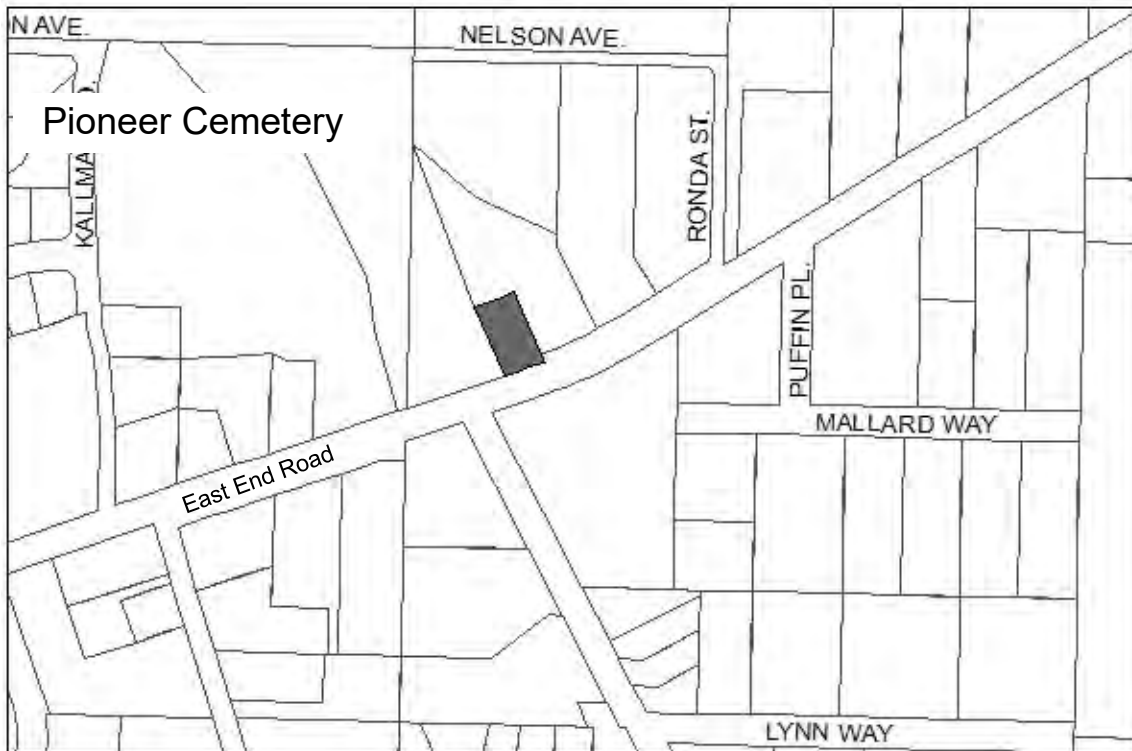
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery

Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

2019 Assessed Value: \$21,200

Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Dump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2019 Assessed Value: \$208,200

Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

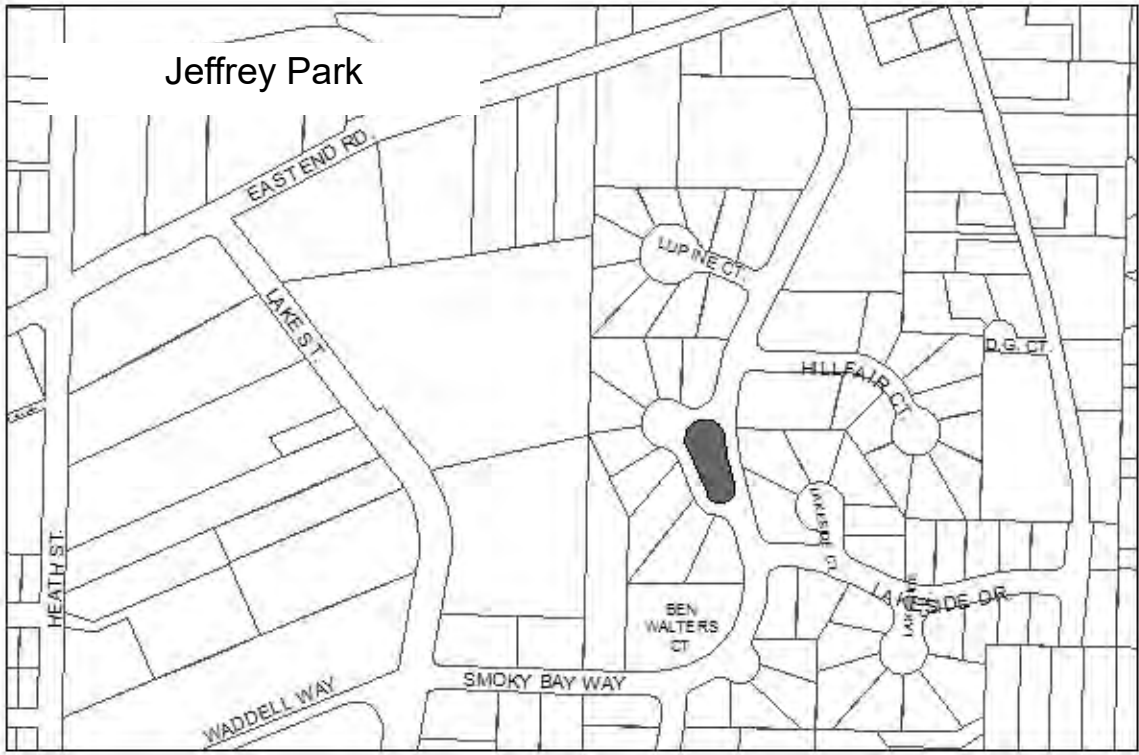
Zoning: Central Business District

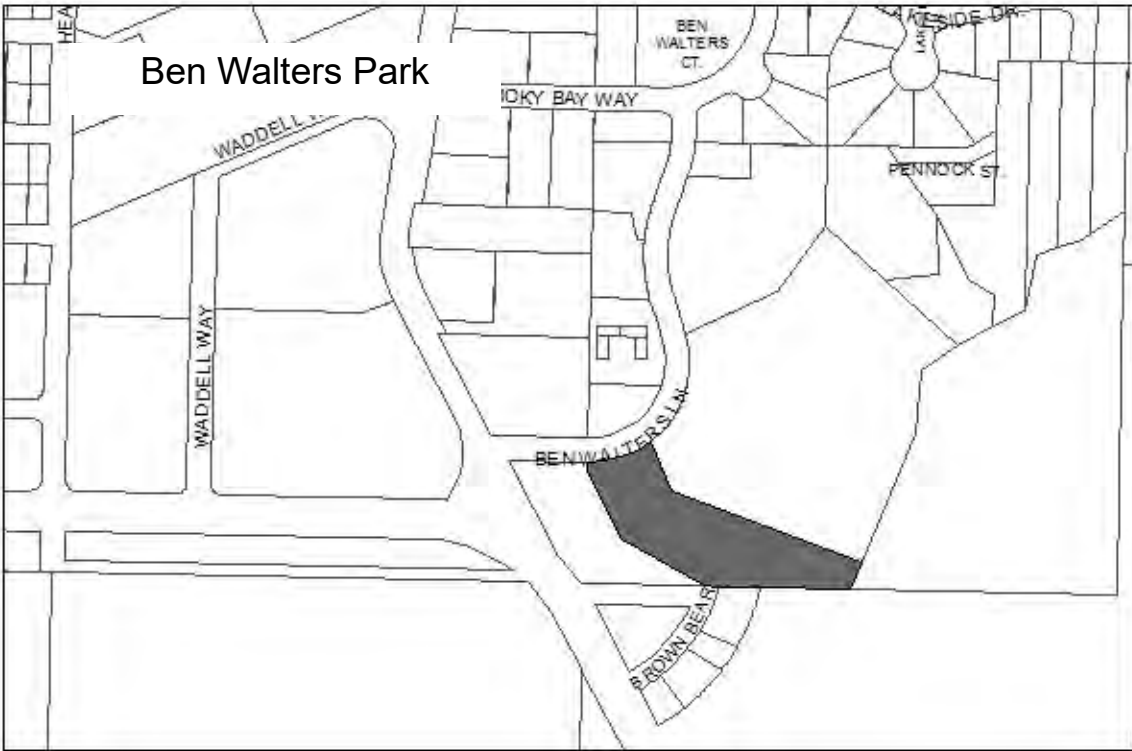
Wetlands:


Infrastructure: Water, Sewer, gravel/paved access

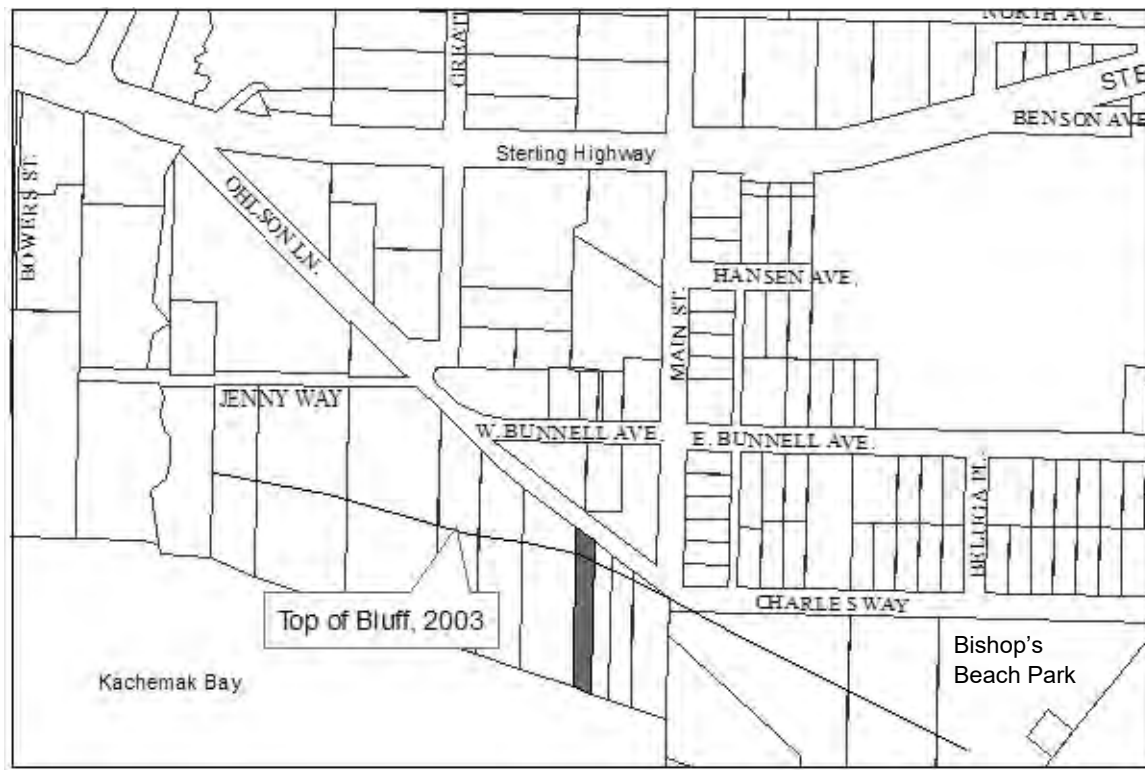
Notes: Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.

Finance Dept. Code:

	
Designated Use: Public Purpose/Greenbelt/Jeffrey Park Acquisition History: Ordinance 83-27 (KPB)	
Area: 0.38 acres	Parcel Number: 17730251
2019 Assessed Value: \$43,700	
Legal Description: Lakeside Village Amended Jeffrey Park	
Zoning: Urban Residential	Wetlands:
Infrastructure: Paved Road, water, sewer	
Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
Finance Dept. Code:	

	
Designated Use: Ben Walters Park. Public park or greenbelt per deed. Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
Area: 2.48 acres	Parcel Number: 17712022
2019 Assessed Value: \$333,700 (Land \$286,900, Structure \$46,800)	
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2	
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. playground equipment scheduled for installation 2019</p>	
Finance Dept. Code:	

	
Designated Use: Bishop's Beach Park Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2019 Assessed Value: \$527,300 (Land \$382,100, Structures/Boardwalk \$145,200)	
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: City Park

Acquisition History: Donated by Herrick, Resolution 90-7

Area: 0.32 acres

Parcel Number: 17520009

2019 Assessed Value: \$1,700

Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

Zoning: Central Business District

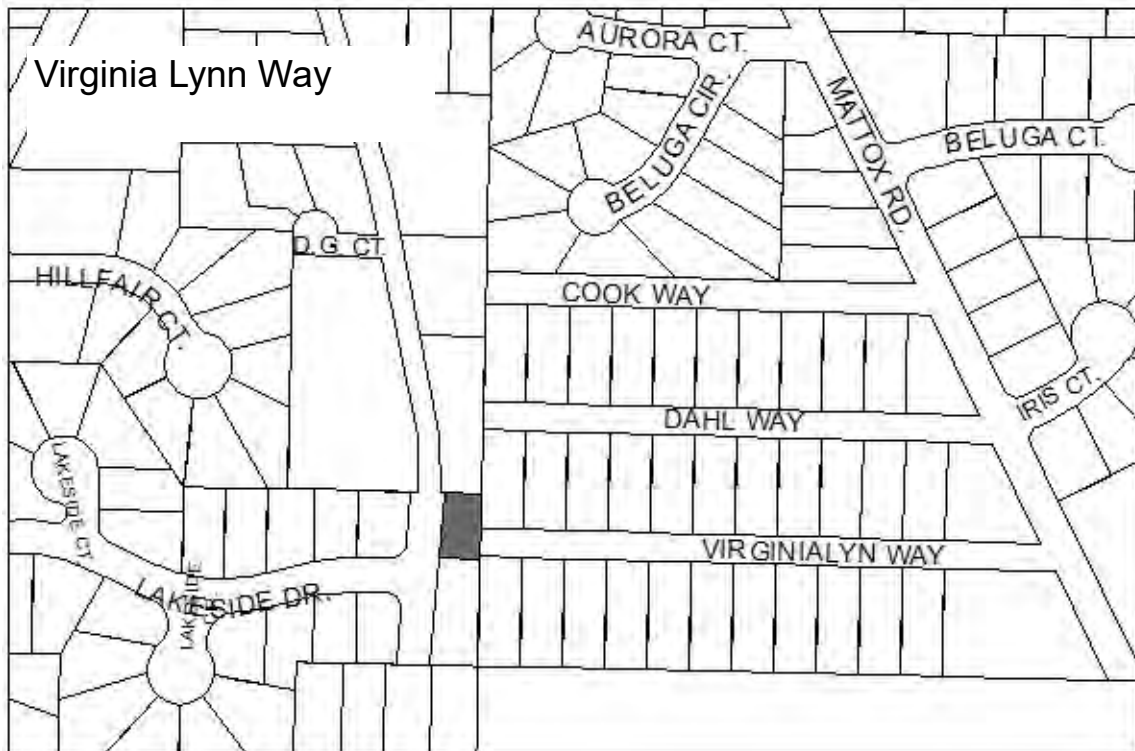
Wetlands: None. Bluff property.

Infrastructure: Gravel Road access, no water or sewer

Notes:

Resolution 15-030(A), Designate as park

Finance Dept. Code: 392.0008



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2019 Assessed Value: \$34,000

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not known at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

2019: road under construction to serve new homesites.

Finance Dept. Code:



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

2019 Assessed Value: \$148,500

Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

Zoning: Rural Residential

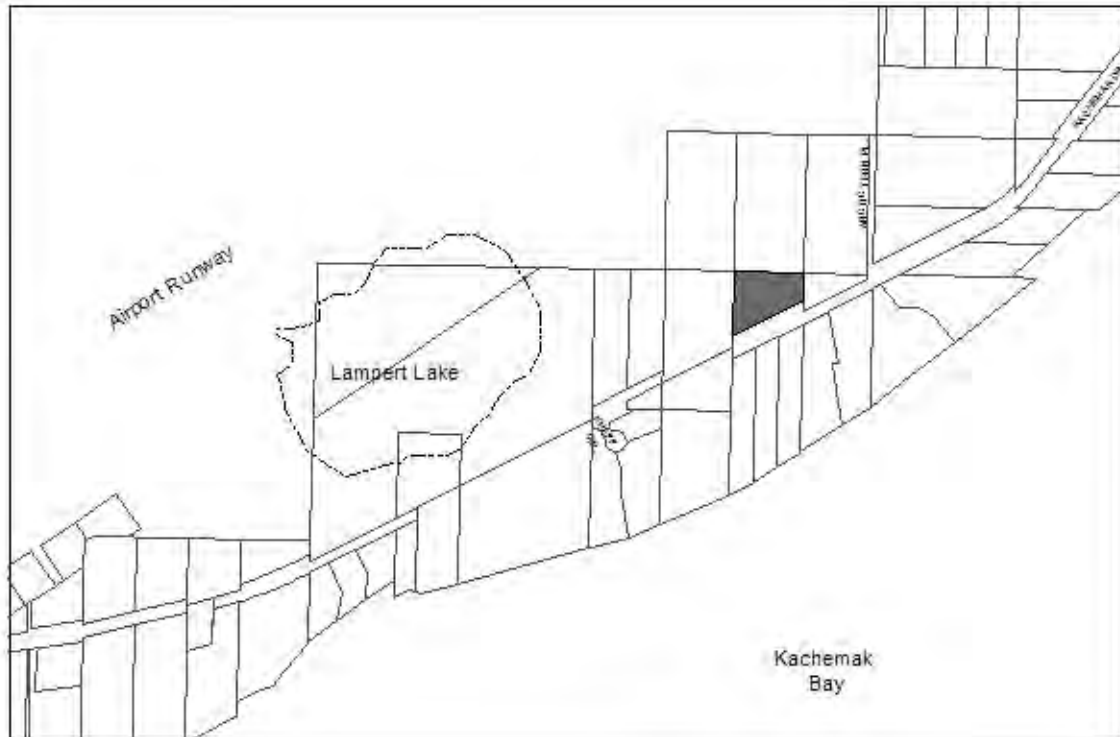
Wetlands: May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

Notes: Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.

No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)
Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres

Parcel Number: 17936020

2019 Assessed Value: \$55,100

Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road, city water and sewer

Notes: Part of Kachemak Drive Phase 3 water and sewer SAD

Finance Dept. Code:



Designated Use: Resolution 15-030(A): Sell
Acquisition History: Lot 1: Ordinance 97-06(S) KPB

Area:
 Harry Feyer Subdivision Lot 1: 0.39 acres

Parcel Number: 17911005

2019 Assessed Value: \$16,000 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

Zoning: Rural Residential

Wetlands: none known

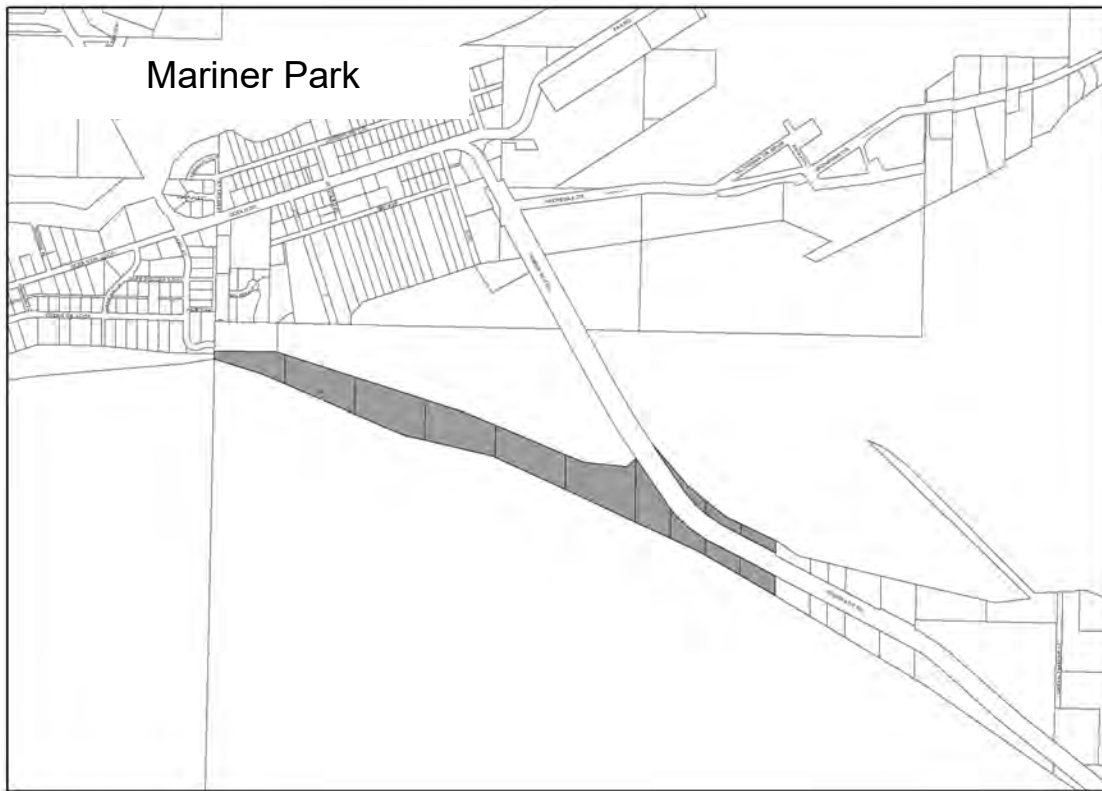
Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.

Finance Dept. Code:



Designated Use: Park

Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

Area: 32.32 acres

Parcel Number: 18101002-14

2019 Assessed Value: \$382,700

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

Zoning: Open Space Recreation/Conservation

Wetlands: Tidal

Infrastructure: No infrastructure

Notes: Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

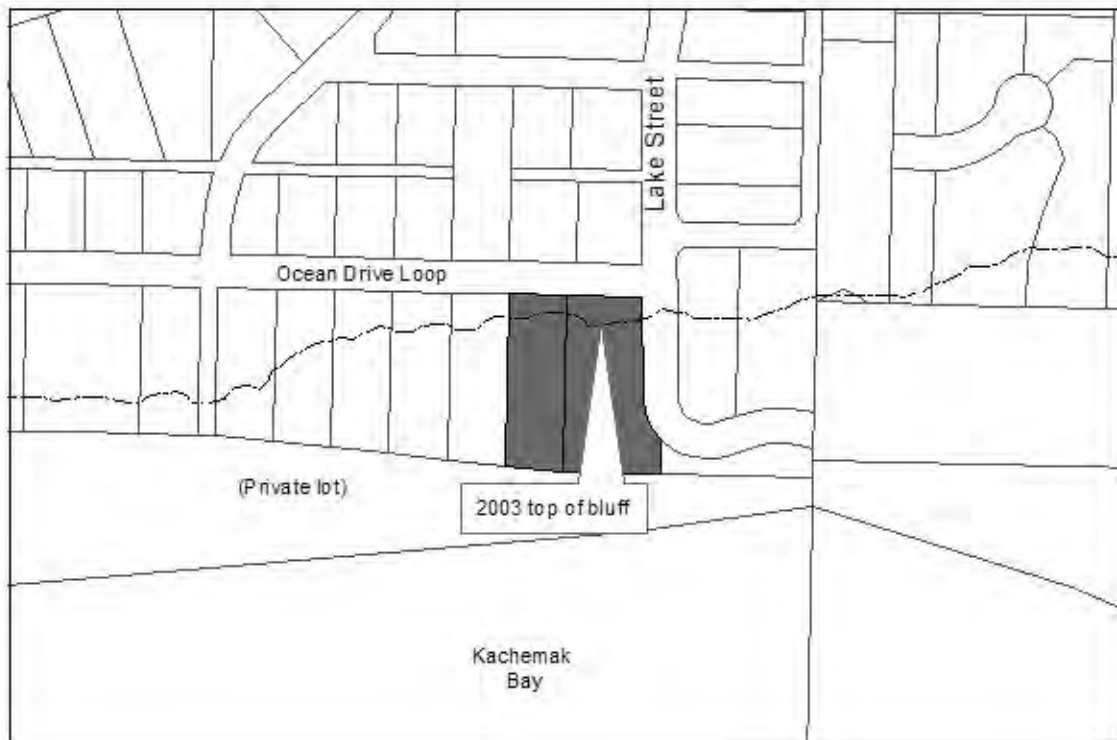
2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.

2016: new campground office located at Mariner Park.

12/2018: Relocated mouth of Slough away from Campground area

Finance Dept. Code:



Designated Use: Open Space (Resolution 2018-035)

Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres

Parcel Number: 177177-06, 07

2019 Assessed Value: \$4,700 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

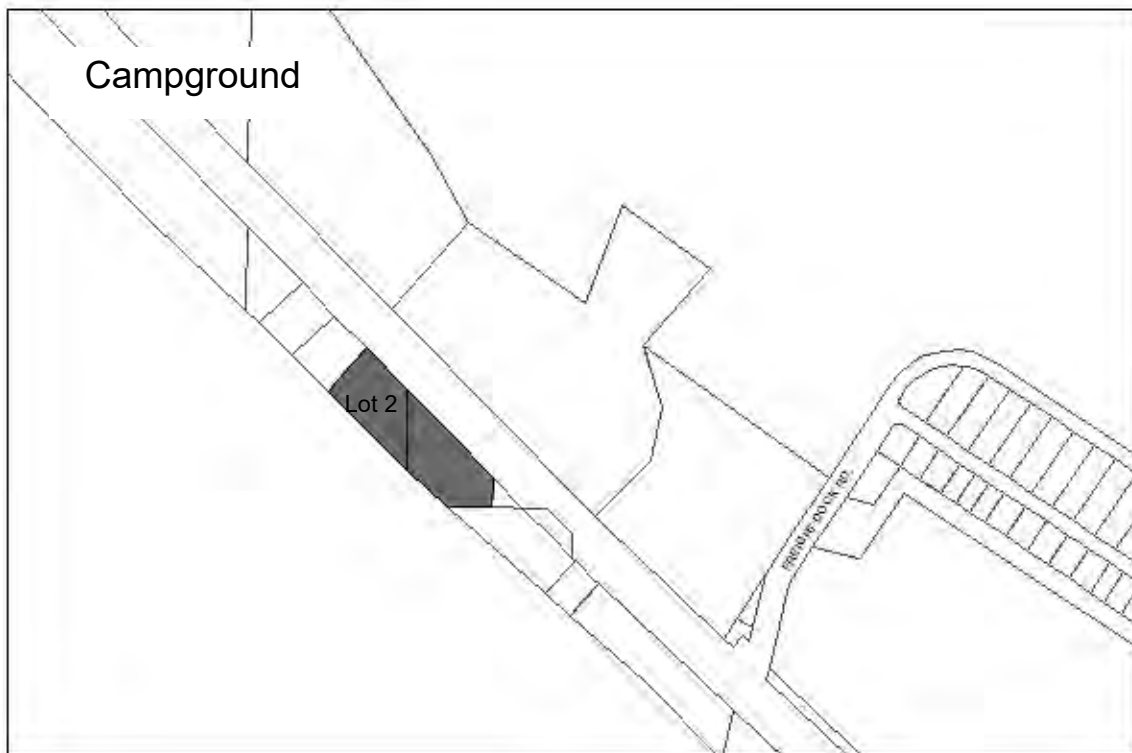
Zoning: Rural Residential

Wetlands: Most of these lots are tidal and critical habitat.

Infrastructure: Gravel road, water and sewer, natural gas, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. Contact Finance for payoff amounts.

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

2019 Assessed Value: \$512,300

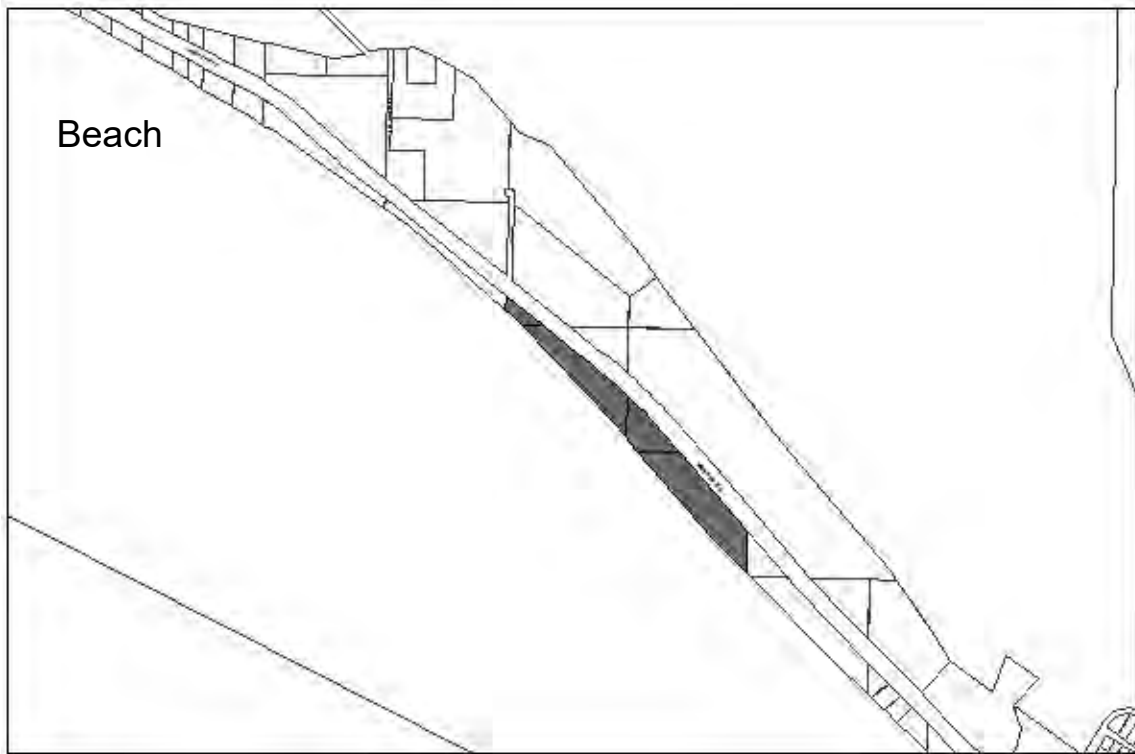
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Open Space Recreation.

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.
 2016: Campground office sold and removed due to repeated erosion and storm damage.
 2018: Campground closure due to erosion
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation

Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres

Parcel Number: 181030 02, 04, 06 18102011

2019 Assessed Value: \$22,500

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec

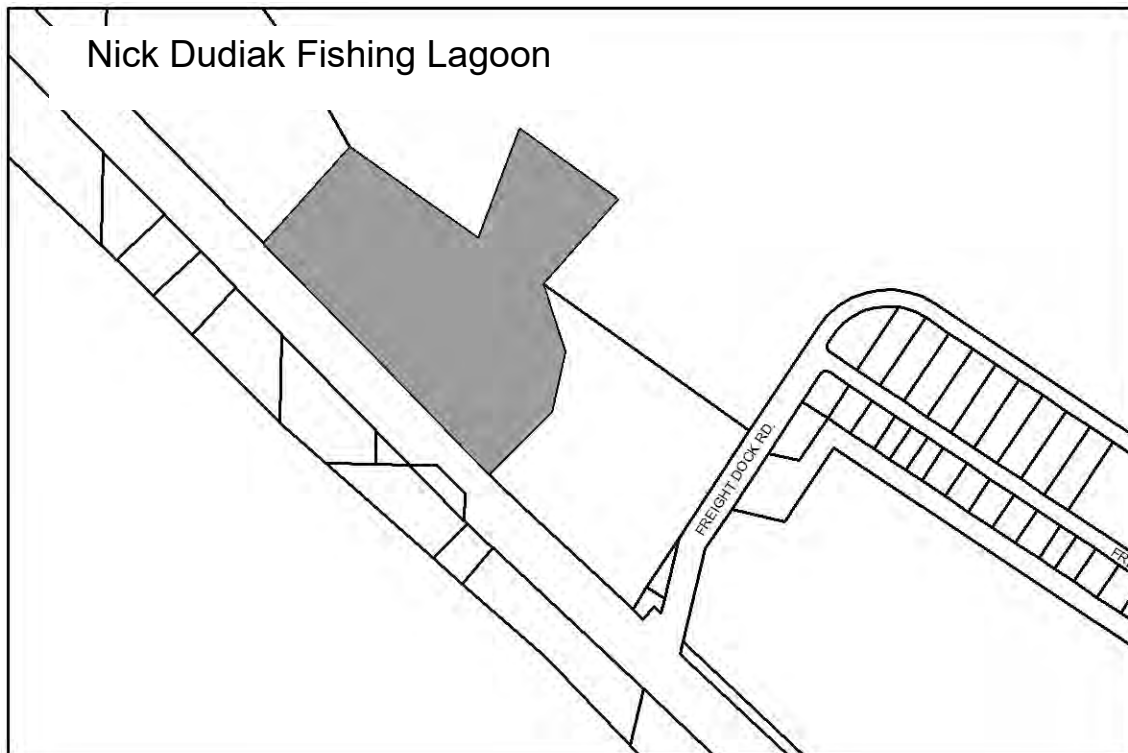
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched as budget allows

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

2019 Assessed Value: \$2,482,600

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

Zoning: Open Space Recreation

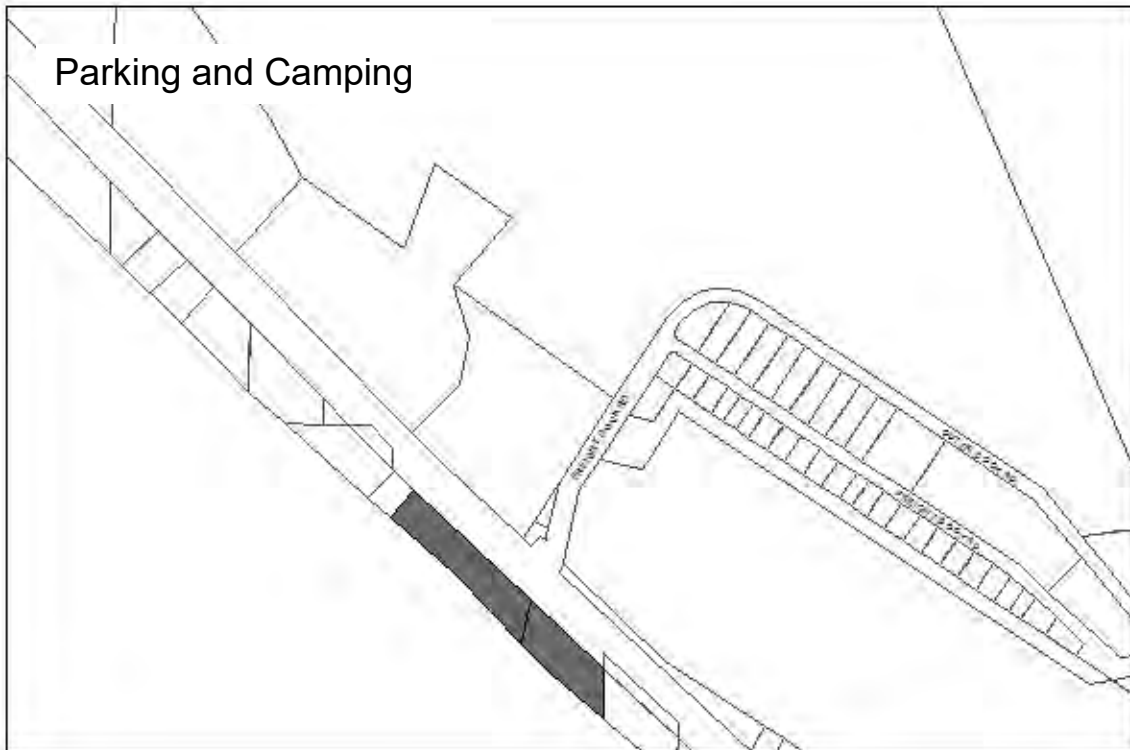
Wetlands: N/A. Portions in floodplain.

Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.

Finance Dept. Code:



Designated Use: Western lot: Camping. East lot, parking
Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2019 Assessed Value: \$665,900

Legal Description: Homer Spit Amended Lots 7 and 9

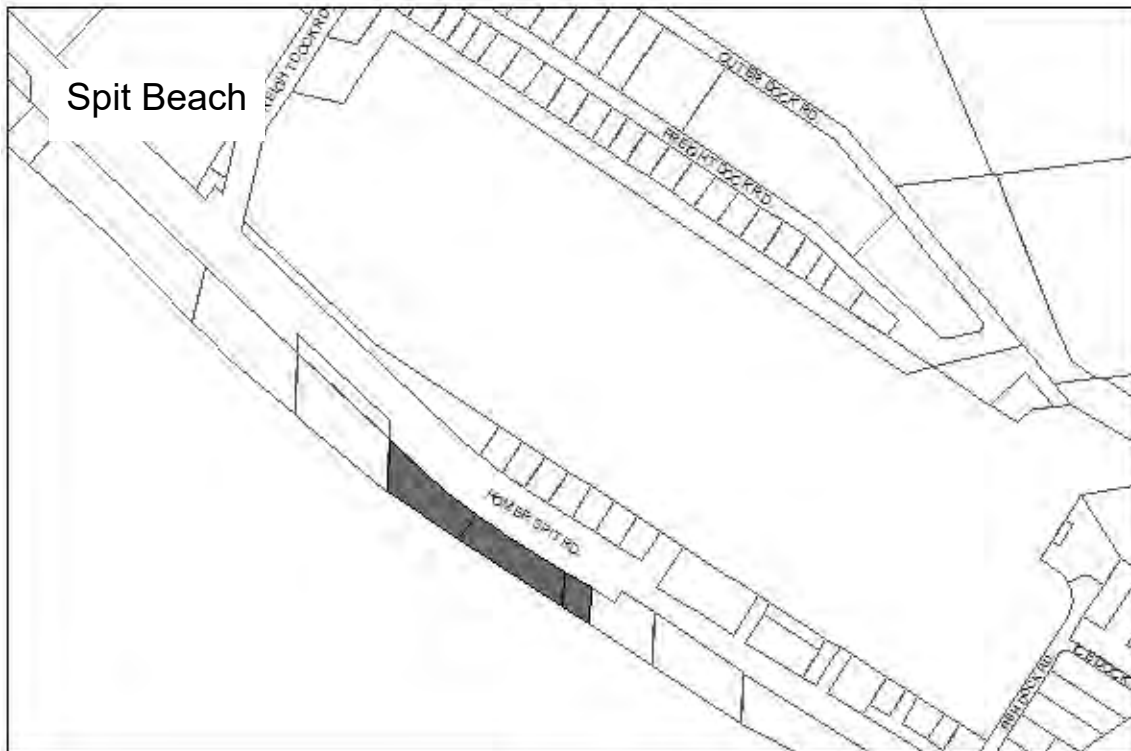
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Continued erosion of campground area

Finance Dept. Code:



Designated Use: Open Space Recreation

Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

2019 Assessed Value: \$450,800

Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

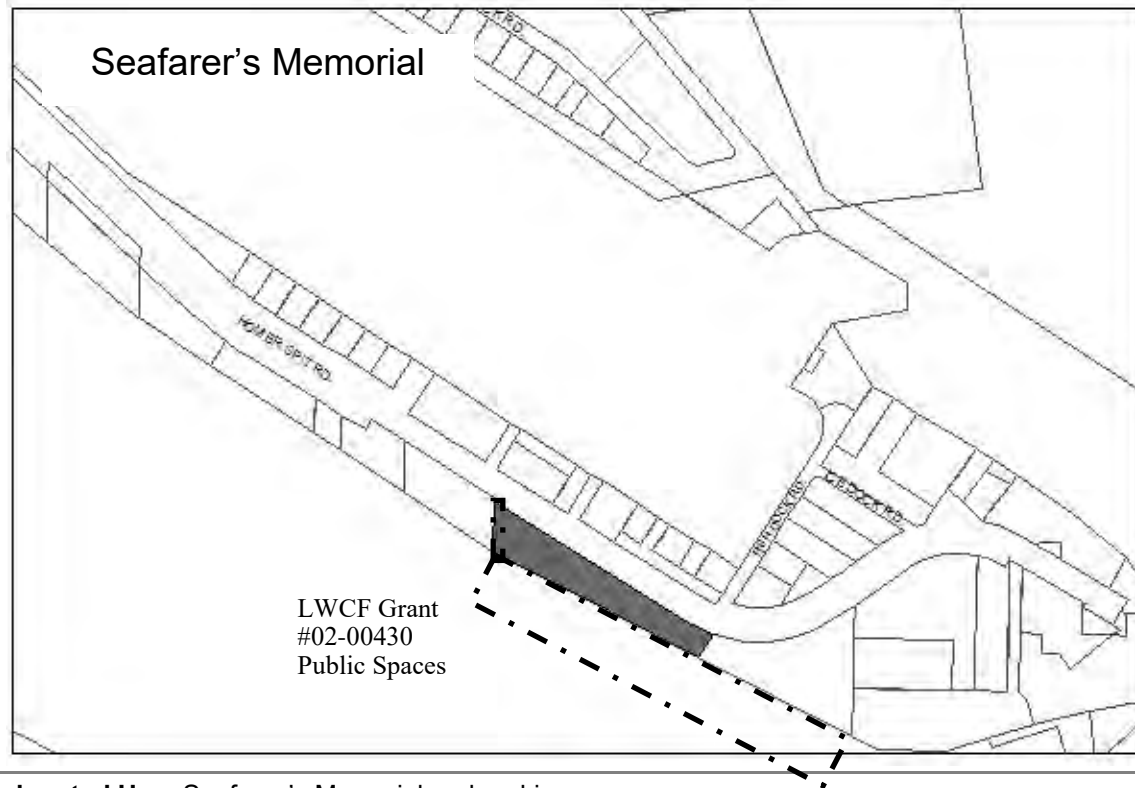
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2019 Assessed Value: \$144,400

Legal Description: Homer Spit Amended Lot 31

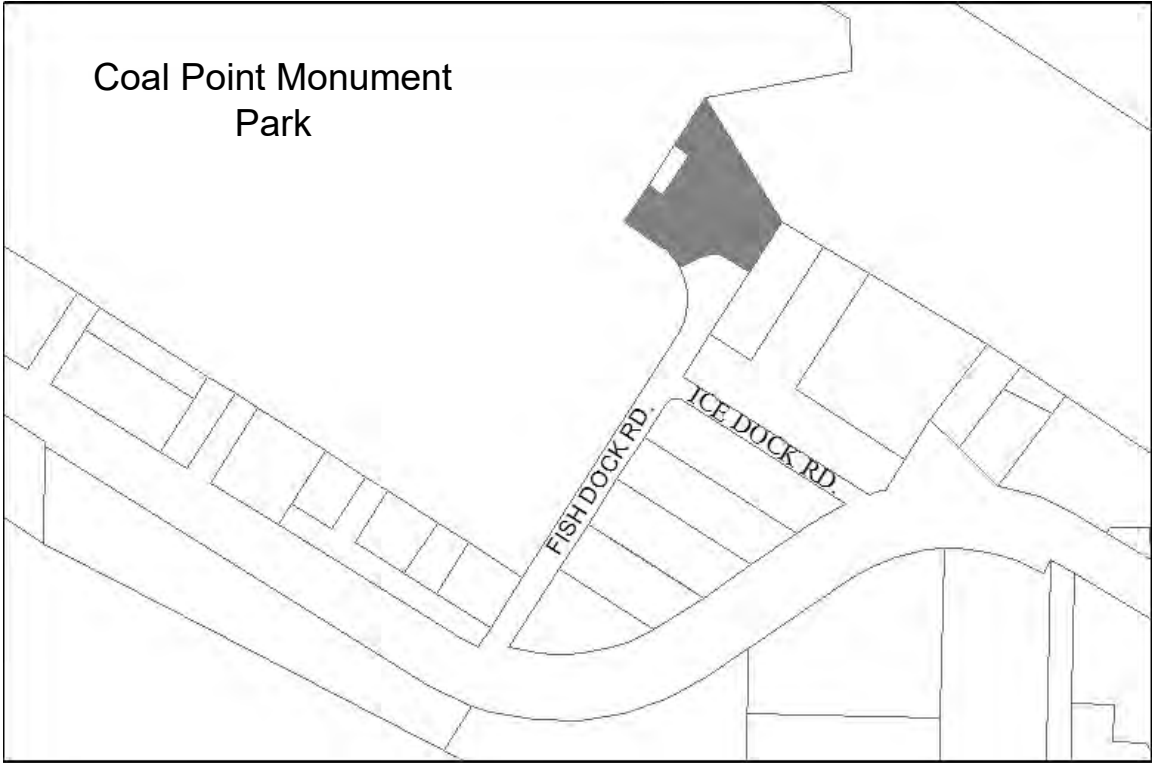
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Finance Dept. Code:

 <p>Coal Point Monument Park</p>	
Designated Use: Park Acquisition History:	
Area: 1.09 acres	Parcel Number: 18103426
2019 Assessed Value: \$255,800	
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
Zoning: Marine Industrial	Wetlands:
Infrastructure: gravel parking area	
Notes:	
Finance Dept. Code:	



Designated Use: Beachfront between Icicle and Main Dock
Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2019 Assessed Value: \$169,900

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

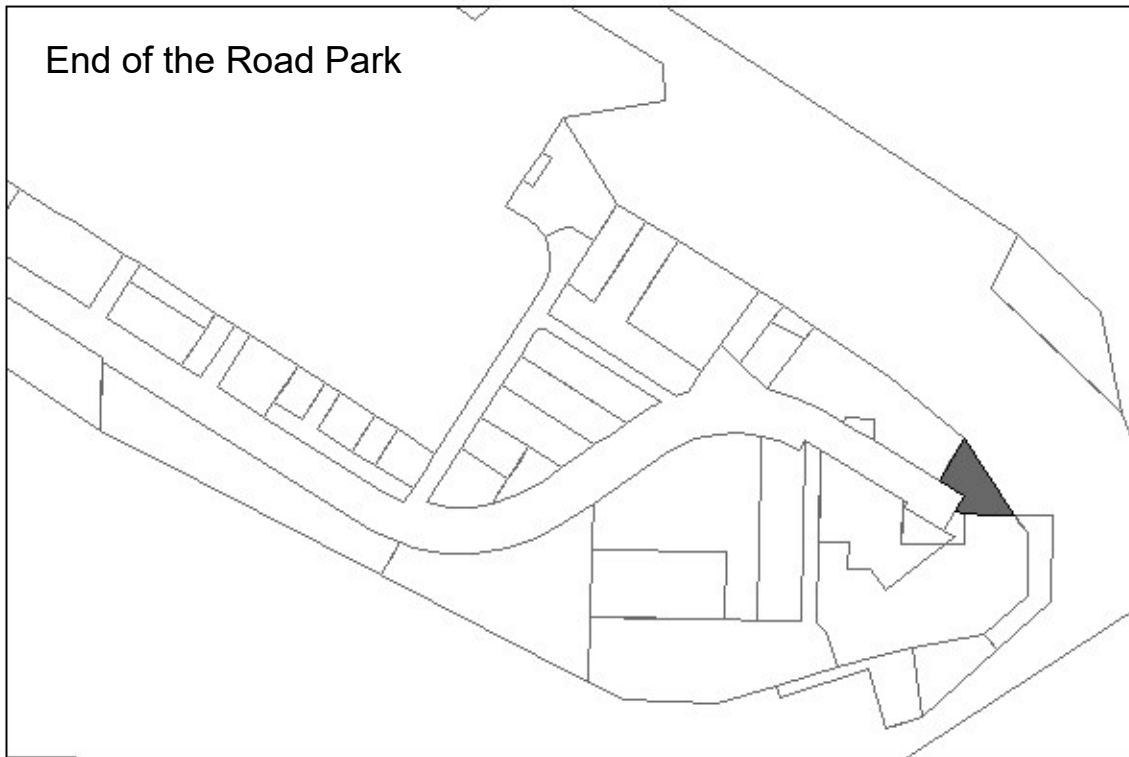
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:



Designated Use: End of the Road Park Resolution 13-032

Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2019 Assessed Value: \$319,300

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

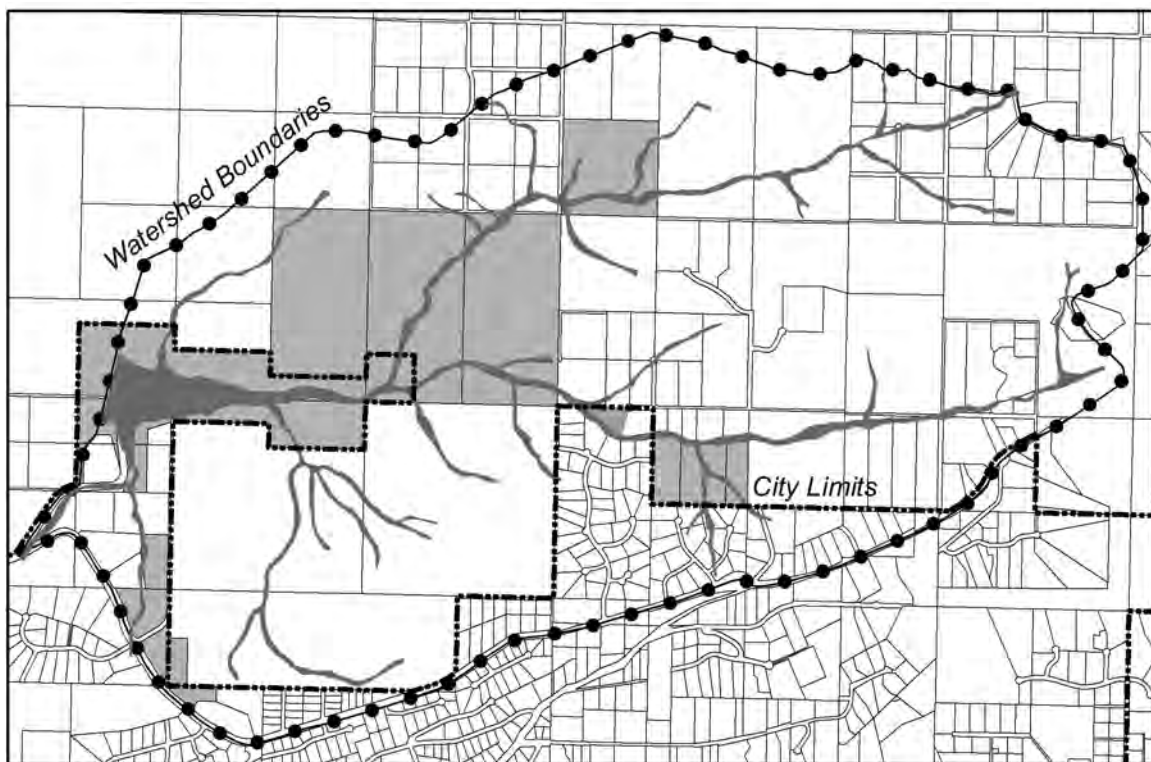
Address:

- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.
- Coastal Erosion occurring, 2018—

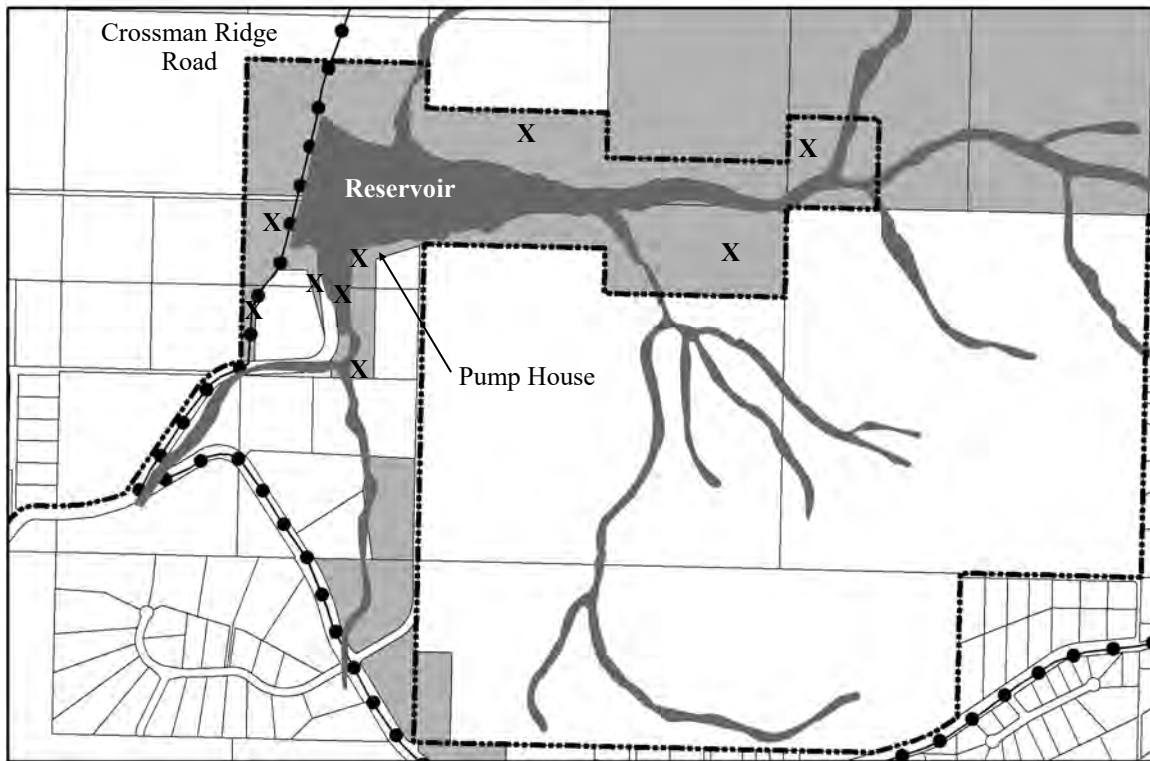
Finance Dept. Code:

City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 22 lots totaling 438.46 acres with an assessed value in 2016 of \$5,067,300. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated November 29, 2017



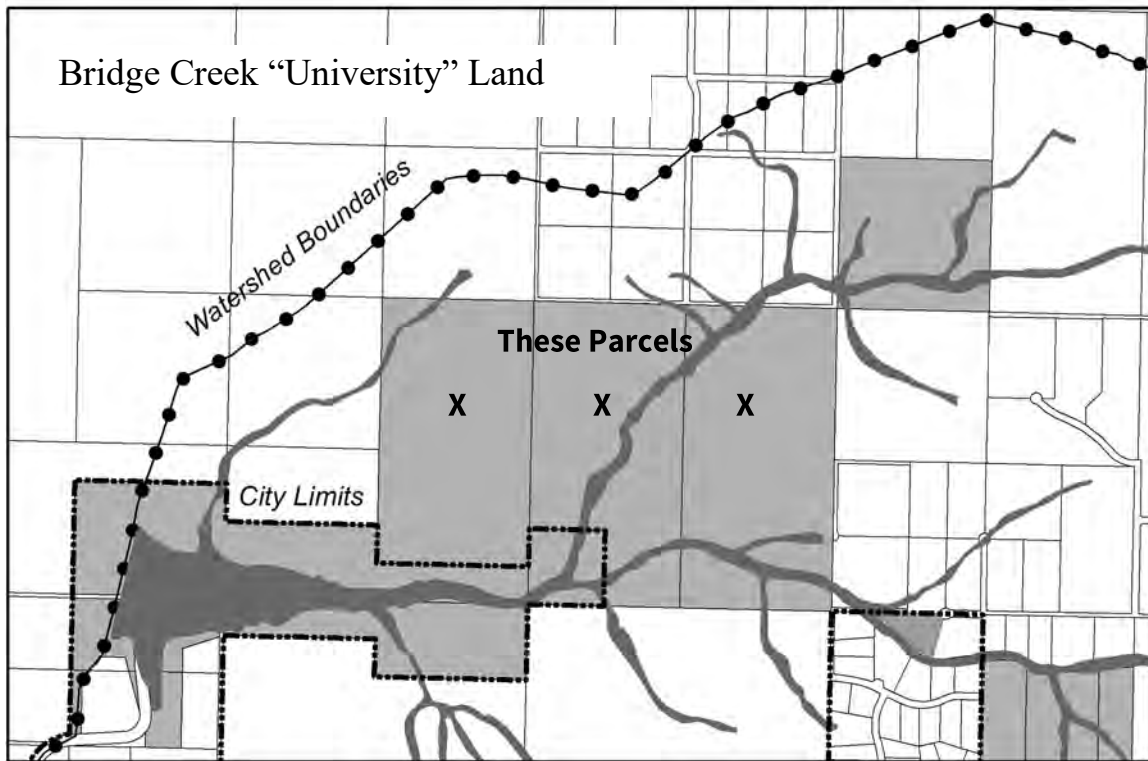
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2015 Assessed Value:** \$323,800

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property

Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres

Parcel Number: 173 052 34, 35, 17305120

2015 Assessed Value: \$184,100

Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.

Wetlands: Some wetlands. Bridge Creek flows through the property.

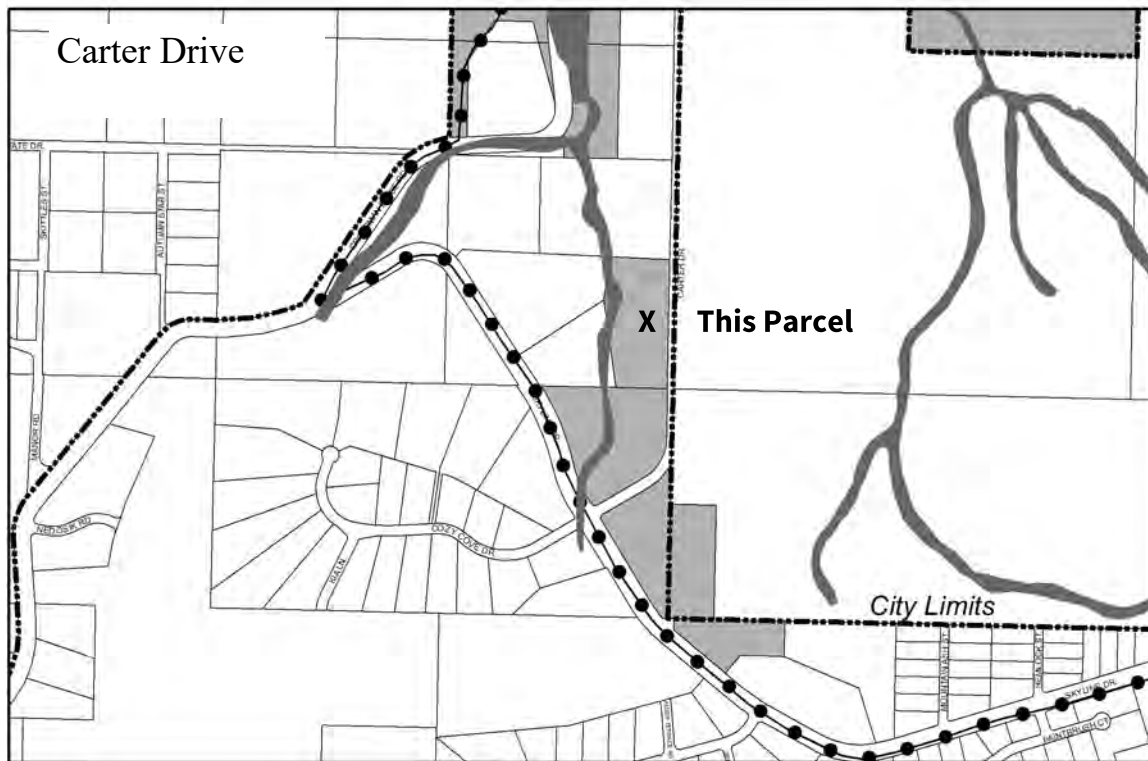
Infrastructure: None. Limited legal and physical access.

Notes:

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres

Parcel Number: 173070760

2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)

Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

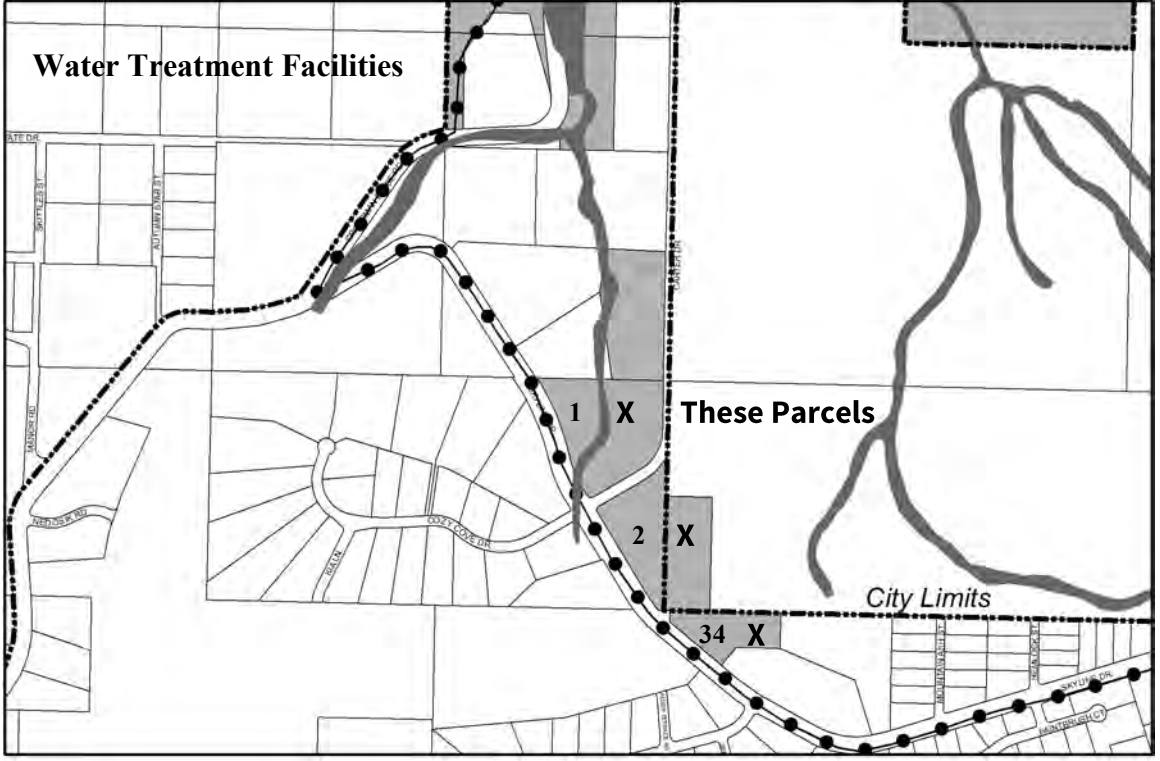
Zoning: Rural Residential, Bridge Creek WPD

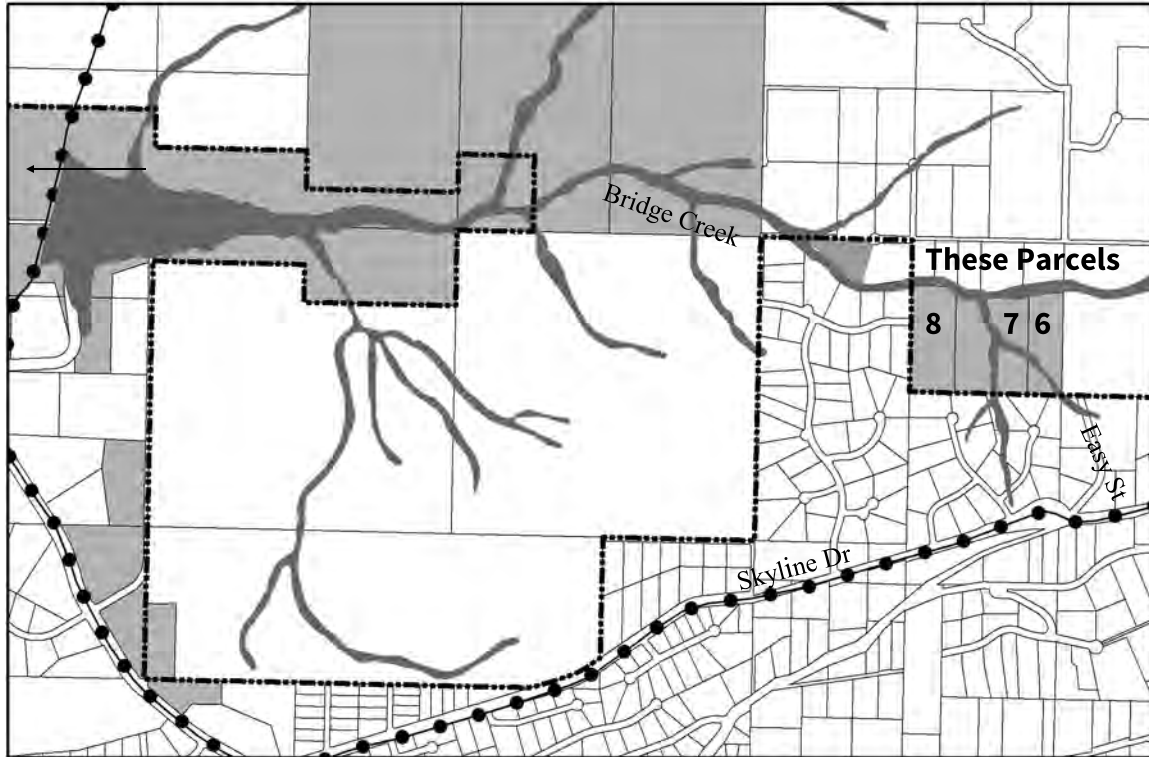
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

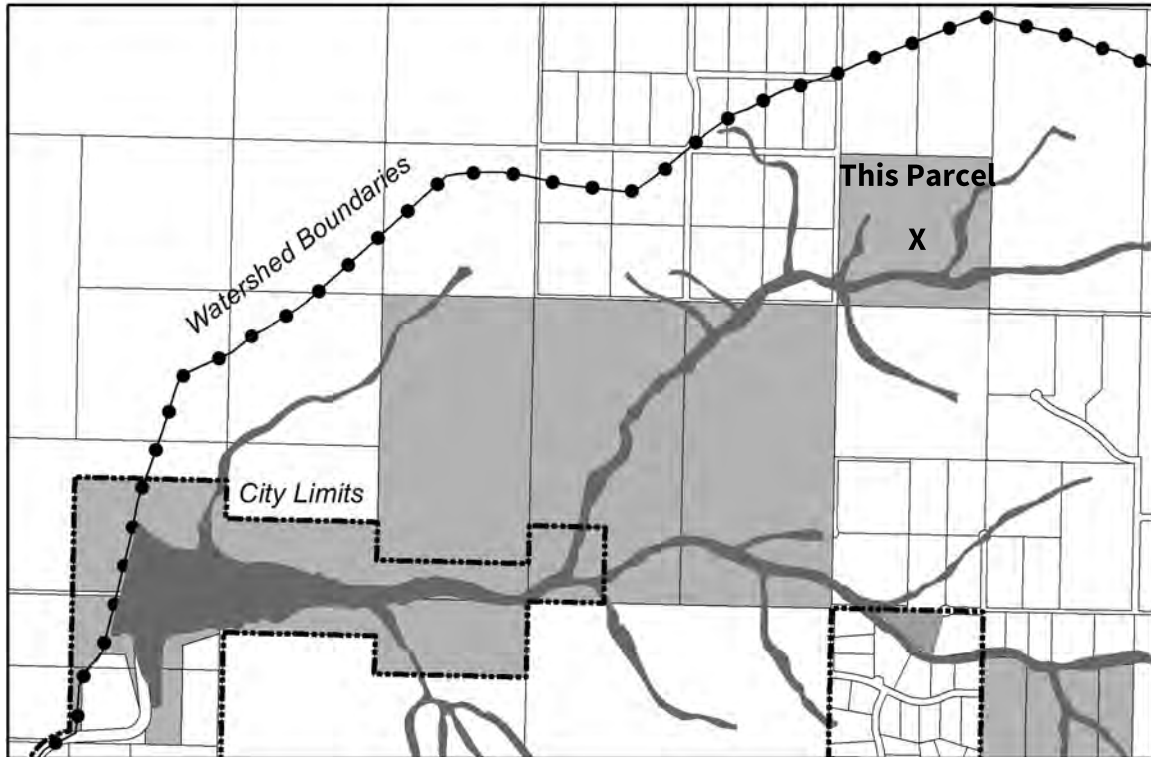
Notes: Property includes a small cabin.

Finance Dept. Code:

	
<p>Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.</p> <p>Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p>Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p>Parcel Number: 17307094, 95, 96, 17308034</p>
<p>2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300 Lot 34: land \$42,300, Improvements \$677,500,</p>	
<p>Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p>Zoning: Rural Residential, Bridge Creek WPD</p>	<p>Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p>Infrastructure: Paved road, electricity</p>	
<p>Notes:</p> <p>Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Former water treatment plant site. A fire station/equipment storage was constructed in 2014. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant. Lot 34 is the site of a 1 million gallon water tank.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Watershed Protection Purposes	
Acquisition History: Ordinance 2009-08(A)	
Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	Parcel Numbers: 1736600 6, 7, 8
2015 Assessed Value: \$185,700 (all lots)	
Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
Zoning: Not in city limits.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Lots purchased 2/25/09 Lot 6, \$58,735, recorded document 2009-000612-0 Lot 7, \$113,730, recorded document 2009-000613-0 Lot 8, \$75,565, recorded document 2009-000611-0 Total Cost: \$248,030 The northern lot line of these lots is bridge creek, and meanders as the creek meanders.	
Finance Dept. Code:	



Designated Use: Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)

Acquisition History: Tax foreclosure from KPB, Ordinance 15-15,

Area: 40 acres

Parcel Numbers: 17305219

2015 Assessed Value: \$47,200

Legal Description: T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

Zoning: Not in city limits, part of the Bridge Creek WPD.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

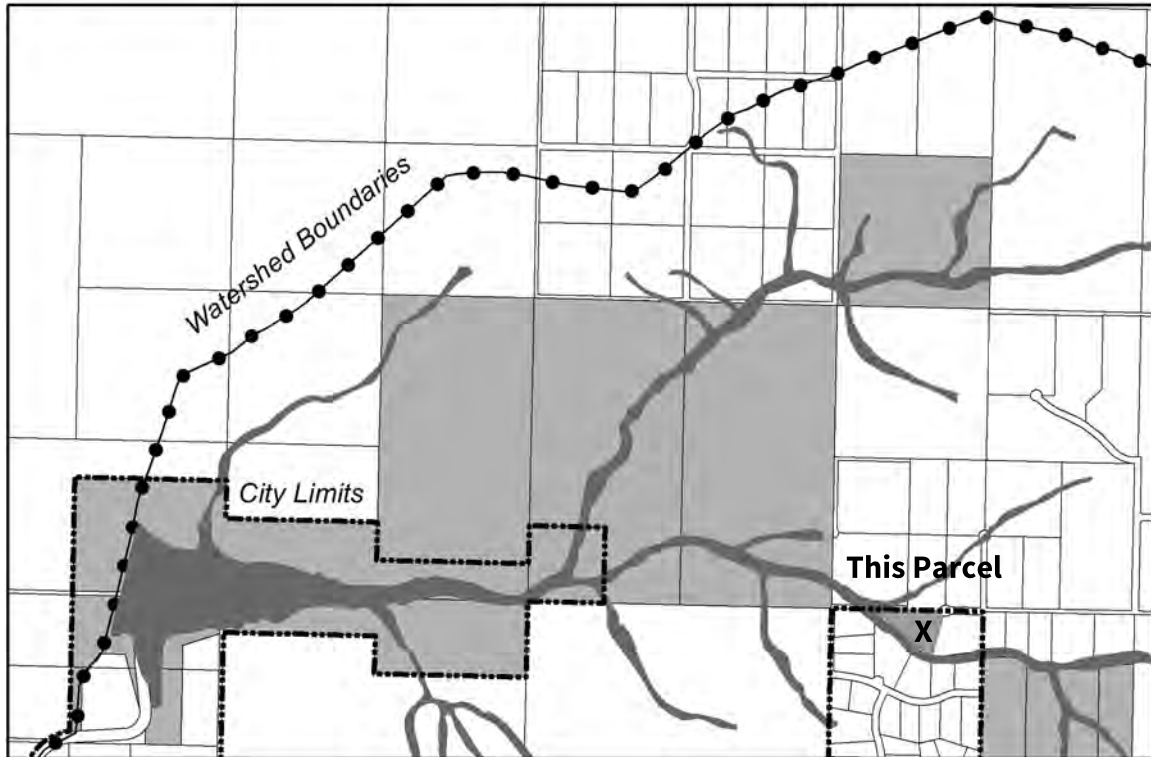
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Purchase cost: \$2,805.21 in 2015.

Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes (Ord 17-27)

Acquisition History: City purchased from private land owner

Area: 2.86 acres

Parcel Number: 17305408

2017 Assessed Value: \$45,200 (high)

Legal Description: T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

Zoning: RR, and part of the Bridge Creek WPD.

Wetlands: Lot is all wetlands. Bridge Creek runs thorough the valley on the south side of the lot.

Infrastructure: Access by foot or ATV via a section line and undeveloped right of way.

Notes:

Purchase cost: \$21,000 in 2017.

Finance Dept. Code:

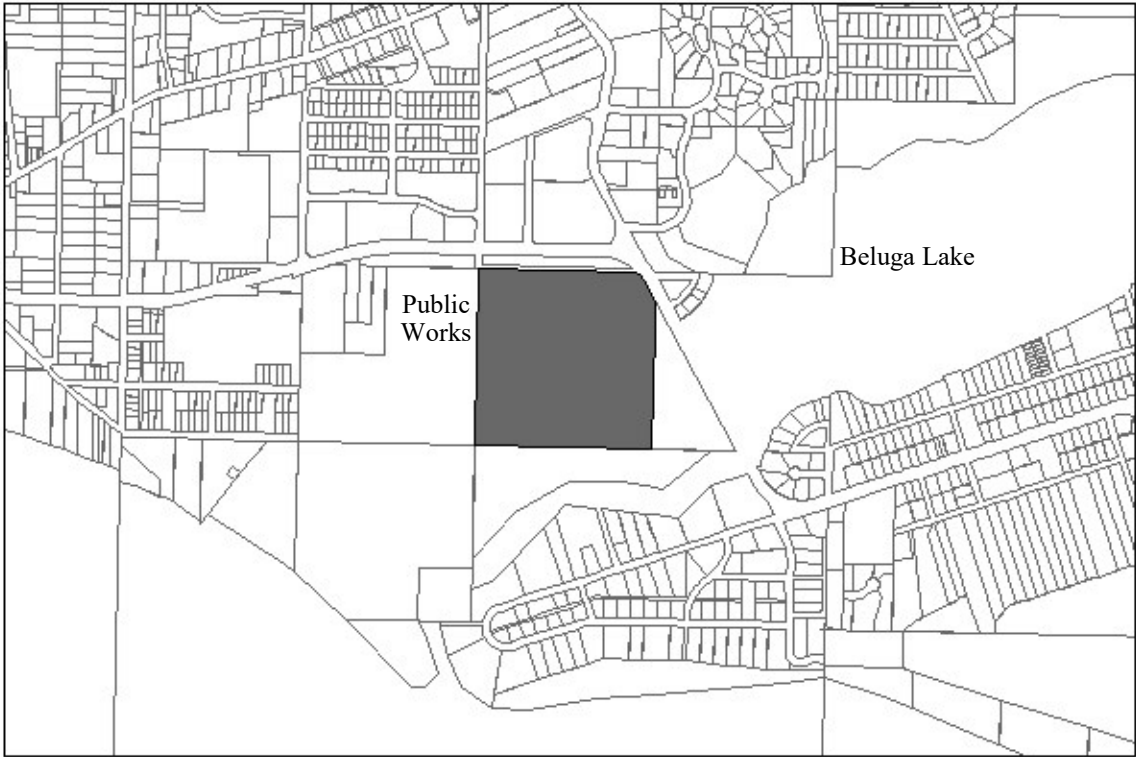
Homer Conservation Easement Lands

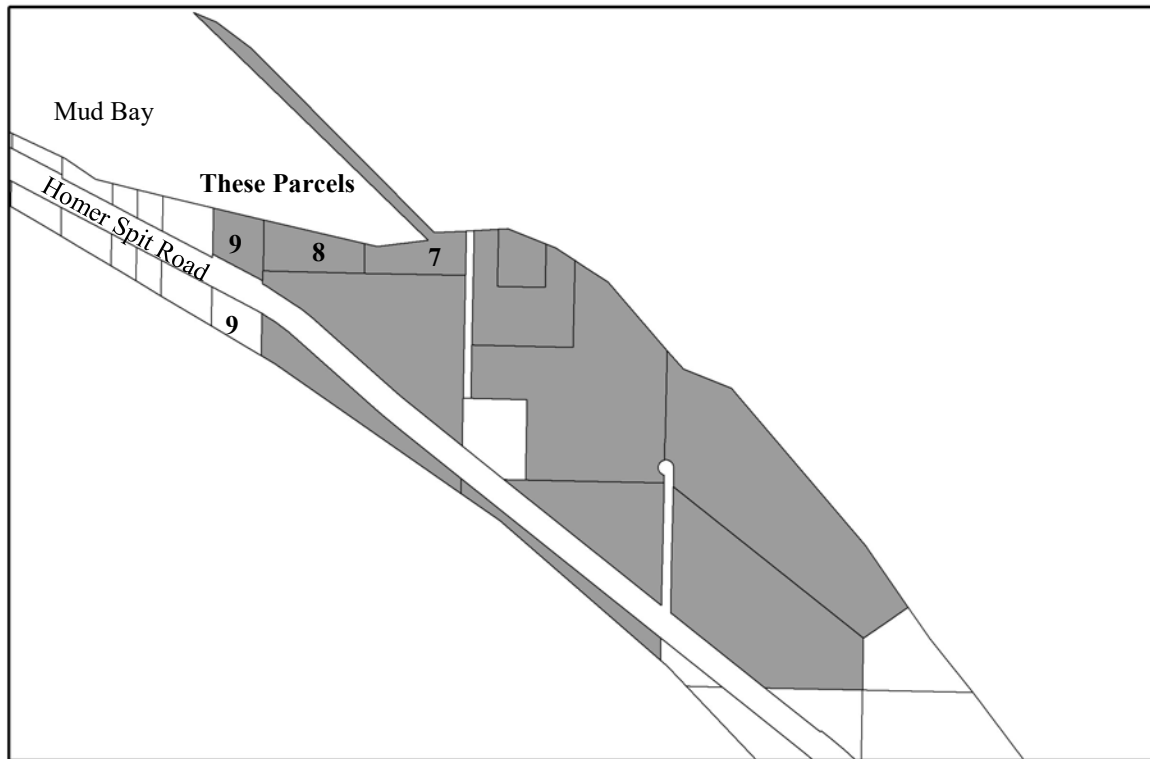
Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 11/6/2019

	
Designated Use: Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2019 Assessed Value: \$13,900	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: <ul style="list-style-type: none"> • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network 	
Finance Dept. Code: 392.0013	

**Designated Use:**

Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.

Area: Lot 7: 7.1 acres
 Lot 8: 3.94 acres
 Lot 9: 3.00 acres
 Lot 9 S of Road: 2.16 acres (no EVOS
 Conservation Easement)

Parcel Number: 181020 02, 01, 18101023, 24

2019 Assessed Value: Lot 7: \$5,200 Lot 8: \$94,600 Lot 9: \$160,500 Lot 9S: \$3,800

Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

Zoning: Conservation—lots 7 and 8
 Open Space Recreation—Lot 9

Environment: State Critical Habitat Area below
 17.4 ft . mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 70.97 acres**Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14**2017 Assessed Value:** Total: \$281,800**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation

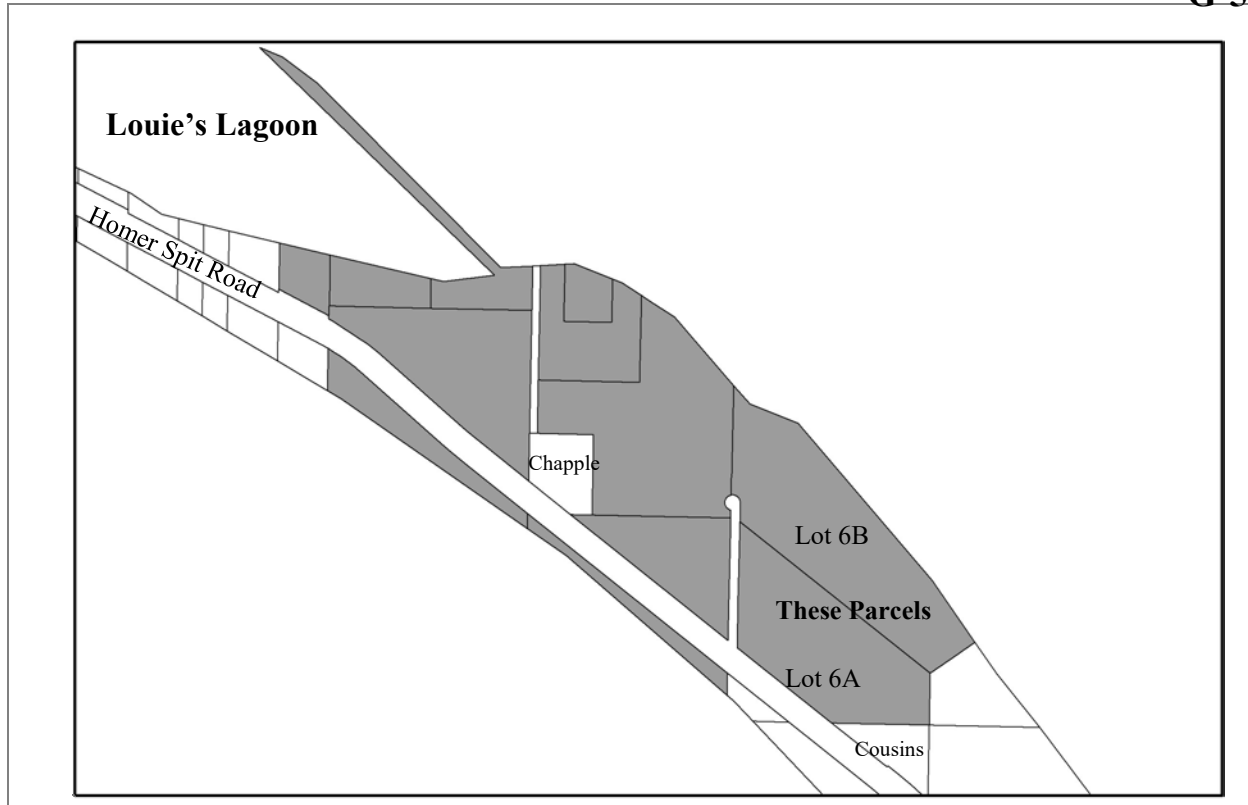
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19**2019 Assessed Value:** Total: \$202,400**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B**Zoning:** Conservation**Environment:** State Critical Habitat Area below
17.4 ft. mean high tide line.**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17305408		2.86	T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1	F-8
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17316067	4540 ROGERS LOOP	2.00	T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN HOMER CITY LIMITS	E-3
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	D-12
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17510070		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	A-7
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-17
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-19
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	D-14
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	D-13
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
17712034	3755 SNOWBIRD ST	1.50	T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021 WADDELL PARK 2016 REPLAT LOT 3-A-1	D-15
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	D-16
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	D-16
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	E-25
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	E-25
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	D-13

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	D-14
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-23
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-24
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-24
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-24
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-24
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-24
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-24
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-24
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-24

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-24
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-24
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-24
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-24
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101025		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18101026		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103203		11.91	ATS 1373	C-14
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-13

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	C-2
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	C-4
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-3
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	C-5
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	C-5
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	C-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	C-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	C-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	C-5
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	C-5
18103228	4290 FREIGHT DOCK RD	0.67		C-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	C-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-2
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	C-5
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	C-7
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	C-5
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	C-5
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	C-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	C-5
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	C-5
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	C-5
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	C-5
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	C-5
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	C-5
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	C-5
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	C-5
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	C-4
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	C-4
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	C-4
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	C-4
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	C-4
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	C-4
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	C-4
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	C-4
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	C-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	C-4
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	C-8
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103397	4350 HOMER SPIT RD	0.28	HOMER SPIT SUB AMENDED BOATHOUSE REPLAT LOT 28-A	C-9
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	C-3
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	C-3
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	C-3
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	C-3
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	C-3
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	C-3
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	C-11
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103418		1.47	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 42 (ADL 18009)	B-20
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	C-10
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-5
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-5
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	D-14
18107005		1.37	ATS 1603	C-14
Airport				A-6
Harbor Overslope				A-4






DRAFT 2020 Land Allocation Plan Spit Map

Legend

-  Parking
-  City Land
-  Parcels
-  Overslope

Parcels

2020 Allocation - Section

-  For Lease A
-  Leased B
-  Port Use C
-  City Facility D
-  Park/open space E



City property outlined in red.

Photo taken in 2013.

Property lines are not exact - use with care
P & Z 4/3/19 JE

Library Endowment Fund Proposal to Homer City Council

Presented by the Library Advisory Board

January 13, 2020



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Proposal for a Library Endowment Fund

Background

The people of Homer and the surrounding areas have been extraordinarily generous in their support for the Homer Public Library. The library continues to receive donations of materials, time and money in support of library operations.

Article II, Section 4 of the City of Homer Library Advisory Board (LAB) Bylaws states that the LAB shall “Solicit donations of money and/or property for the benefit of the library.” The LAB is eager to increase support of the library through major gifts but finds that the current gift acceptance policy is inadequate to efficiently accept and manage large gifts.

A review of best practices of other public libraries, within Alaska and beyond, shows that it is essential to plan in advance of such gifts, since a large and unexpected donation can create management headaches and lead to a rushed, inefficient structure for administering the donation.

To prepare for solicitation of major gifts, the LAB recommends that the City of Homer adopt a common best practice and create a designated Library Endowment Fund to invest and grow donations to the library. Such a fund would benefit the City in several ways:

- It earns interest, which donations currently do not.
- It provides a stream of income which is not reliant on taxation.
- It inspires donor confidence that their donations will be handled transparently and effectively.
- It ensures donations are used for quality local library services as donors intend.

Current Status of Library Endowment Funds across Alaska

Public library systems in Seward, Fairbanks, Juneau, Petersburg and Sitka all have endowment funds, as do a number of public library systems in the Lower 48. These funds typically fall into two categories: 1) the fund is managed by the city government, and 2) it is managed by a designated nonprofit organization, typically a community foundation.

All the city-managed funds we have encountered so far were created after-the-fact, when the city suddenly received a gift they didn’t know how to process. Managing an investment fund is an awkward fit for a city finance office and returns are often relatively low. Non-cash donations are also extremely complicated to liquidate or administer, which creates a significant added burden on city staff.

Having consulted with librarians and fund managers in a variety of places, we believe the best course of action is to partner with a community foundation. This approach offers numerous advantages:

- As a 501(c)3 organization, a community foundation is able to accept grants and donations that a municipality may not.
- Donations to a 501(c)3 organization are tax-deductible.
- City staff are spared the burden of managing the fund.
- Community foundations have greater freedom to manage their investments and typically achieve higher returns than funds managed directly by a city.
- The foundation is equipped to handle non-cash donations, such as stocks, real estate, trusts and other unusual goods, which would create significant administrative costs for the City.
- Donations can be accepted online.
- Donations and donors are immediately recognized and acknowledged; donors become part of an ongoing relationship.
- The library would receive an annual, predictable distribution (typically 4%) or can choose to maximize fund growth by reinvesting in the principal.

Intended Use of Library Endowment Funds

A Library Endowment Fund will provide an additional, predictable revenue stream to help provide quality library services over time. Examples of potential uses include, but are not limited to:

- Acquisition or replacement of library materials
- Acquisition or replacement of library equipment
- Start up or maintenance of a library service
- Facility improvements

Funds would not be used for personnel costs such as salaries, benefits, travel and training.

Recommendation to the Homer City Council

“We recommend that the Homer City Council endorse the creation of a Library Endowment Fund. The fund will concentrate on the long term by growing its principal and providing a steady stream of revenue to support library operations in the future.”

Library Advisory Board

December 10, 2019

Advice on Library Endowment Funds

Shared By Librarians in Alaska, Oregon, Michigan, & a Michigan Fund Manager

The best procedure for handling large and complicated gifts is to set up an endowment fund with a community foundation. This arrangement offers four key advantages:

1. The administrative burden on City staff is minimal.
2. Community foundations usually achieve higher returns than funds managed by city personnel.
3. As a nonprofit charity, a community foundation is able to accept donations from outside grantors as well as individuals.
4. Donations to a community foundation are tax-deductable, which is attractive to donors.

When it comes to setting up the fund, some key things to remember:

- Make it easy to donate: You must be able to accept payments online.
- Provide simple and clear guidance to donors, without a lot of legalese; make certain you recognize donors and show your appreciation.
- Whenever you get donations of stocks, real estate or other physical property, liquidate it immediately and put the money into the fund. Donated stocks are typically worth very little and the administration is a hassle.
- There will probably be a minimum amount needed to start up the fund; a challenge grant is a great way to get started.
- Most donations are small, in the range of \$100. The Juneau Public Library estimates they receive one large donation about every 3-5 years.
- If at all possible, try to prevent donors from placing restrictions on how money can be spent.
- There is a variety of management structures: some libraries leave all administration to the foundation while others have a board consisting of the library director and a few other representatives.
- Some funds allow withdrawals from the principal, others don't. Pay close attention to the terms of the agreement between the city and the foundation.

The Homer Foundation (THF)

Discussion Notes with Mike Miller at THF from September 13, 2019

1. Tell me a bit about your foundation.

Homer Foundation was created in 1991. It's the oldest community foundation in Alaska. They currently have about \$2.5 million invested in a variety of funds. Ken Castner was at one time chairman of HF's board. The fiscal year runs July 1st to June 30th. The current manager, Mike Miller, has been in the position since June. He has also worked for the Food Bank of Alaska, Campfire, and for a variety of municipal positions in Wisconsin.

Note: An endowment fund set up for a city agency would have to be designated as a "Field of Interest Fund" rather than an "Agency Endowment Fund" because the City is not a 501(c)3. We would have to carefully designate the field of interest as "library operations" and be specific about how the money can be spent.

2. What sort of funds do you manage? Do you have experience with endowments?

They manage several endowments, including one for the City of Homer. Funds are managed by Vanguard since about 2 years ago; they used to be managed in-house, but results were highly variable and they sometimes lost money. Last year they earned 6.53%. They have also managed different types of funds, such as a maintenance fund for Kachemak City and the grants program for the City of Homer. All funds are pooled into a single investment and then interest is doled out proportionally.

Update 11/25/19: THF is also in the process of creating an option for non-endowed funds.

3. What is your process for accepting donations? Can you handle online or automatic debit transactions?

Online transactions are easy. Direct debit is harder but possible; requires coordination with THF office.

4. What types of donations can you accept? If someone offers a non-cash donation, how do you handle it?

THF board will consider non-cash donations, but there has to be some due diligence before they decide to accept it. It is then liquidated immediately.

5. What is the minimum investment required to set up an endowment fund?

A starter fund can begin with \$2,500, but it must reach \$10,000 within two years. If the fund fails to reach that target, the money is forfeited to THF.

6. Is there a minimum size for contributions?

No.

7. What is your investment strategy? How do you balance risk vs. returns? What percentage of your investments are in stocks vs. bonds?

30% bonds, 70% stocks.

8. What are your fees?

THF doesn't charge any administration fees, though it might in future. Vanguard fees are divided proportionally among all the funds. This is taken out of the spendable portion, not the principal (ie it's taken off the top). Typically around 1%.

9. What is the structure of the endowment agreement?

The library would have to have a "Field of Interest Fund," which is essentially the same as an "Agency Endowment Fund" but for entities that aren't a 501(c)3. They don't have non-endowment funds except for maintenance funds, which is a completely different structure. THF board has variance powers, meaning that in theory they could do whatever they want with the money, but in practice they work closely with agencies to align with their interests.

a. Can we make withdrawals from the principal, or only the interest?

Interest only.

b. What is your formula for calculating disbursements?

Based on a rolling average of 8 consecutive quarters. Every year the HF board sets a maximum spendable amount (typically around 4%) called the ATS. If the fund earns more than that, the excess can be included in a disbursement or reinvested.

c. Who can make withdrawals or disbursements?

The HF board authorizes disbursements. The library director submits a form indicating how much of the annual interest should be disbursed; it can be any amount up to the ATS. These stated preferences remain in effect until changed, so a new form does not have to be submitted each year.

d. How often can withdrawals be made?

Once a year, usually in September.

e. Is there a limit on withdrawal amounts?

Any amount up to the ATS.

f. How often do you create financial statements?

Quarterly.

g. If we are dissatisfied with the performance of the fund, is it possible to terminate the agreement?

No.

10. Do you carry insurance?

No. A small amount of THF's funds are held in FDIC-insured accounts with FNBA.

11. May we contact some references or current customers?

Yes. See the Homer Food Pantry, Bunnell Street Arts, City of Homer, Kachemak City.

12. May we see your Form 990 and audited financial statements? [Form 990 is an IRS document on which a tax-exempt entity must report numerous details about its organization and financial status.]

We have all this.

13. What is your relationship with the Alaska Community Foundation?

THF is independent of ACF, with its own board and money management, in order to preserve its flexibility. They cooperate quite a bit, and THF has a fund invested in ACF after Rasmussen Foundation gave them a matching grant to set it up.

14. Do you invest in socially-responsible funds?

40% of all funds are held in "social funds." The remaining 60% are in bonds and international funds, which do not offer socially-responsible giving as an option.

15. What happens if there is a negative return on the investment? Is there a requirement to make up the shortfall?

Entire fund is tied to market. Forward-funded for one year. There is no official policy of "holding harmless," so if principal declines, disbursements decline. The library would not be required to make up any shortfall.

16. What is the Better Business Bureau (<https://www.bbb.org>) rating for this investment manager?

Vanguard: A

17. How does the Homer Foundation deal with donors who wish to place restrictions upon their donation or designate it for a specific purpose?

If you donate to the fund, you are endorsing the purpose of that fund, but the board of trustees of THF always has absolute variance powers. If the donor insists on a particular use, the board will try to follow the donor's intent, as long as it falls within the uses specified in the contract signed at the time the fund was created. THF will communicate to the donor that they can pass along specific instructions, but it is ultimately up to the recipient of the earnings to decide how to spend the money. It would be very difficult to track the spending for every individual donor, so the foundation generally doesn't.

18. Charity Navigator Listing:

<https://www.charitynavigator.org/index.cfm?bay=search.profile&ein=920139183>

19. Accredited by National Standards for U.S. Community Foundations?

Yes.

Comments from Current THF Clients

1. Why did you choose this foundation when you established your fund?

CLIENT 1: Everyone on the board at the time was supportive; we had a windfall of money left over from an earlier project. The board really wanted to create an endowment and there really was no alternative foundation available.

CLIENT 2: By and large, because it's the local player. We did consider ACF, but we have such heavy community connections here it would have been hard to justify going with them. It was also a longstanding goal to partner with THF so it seemed like a given.

2. Is your fund subject to any special restrictions as far as withdrawals, spending purposes, etc.?

CLIENT 1: Once the principal is locked in, it can't be touched, which annoys the board. You can only get a disbursement once a year. You need a pretty big pot to make a real difference. When disbursement is issued, you can do whatever you want with it.

CLIENT 2: No. The basic setup is, it takes \$10,000 to open the endowment, and then you can either choose to reinvest or take disbursements. Once that's disbursed, it goes to us as part of our nonprofit. Maybe the FHL could act as a fiscal agent, rather than the city? I try to discourage the creation of another nonprofit.

3. Have you been generally satisfied with this foundation?

CLIENT 1: Oh, yeah. It's a symbiotic relationship, since they do a whole bunch for us; they give us grants, we get to keep money in the community. Joy Stewart is fabulous. When I redid my will, we considered a number of nonprofits, and legal advice was that THF is a really solid, long-lasting foundation.

CLIENT 2: To be quite honest, I would say neutral. We've always had a struggle between raising money to use now vs. putting it away for a rainy day, especially when all nonprofits are not guaranteed to exist in perpetuity. We needed an operating reserve to prepare for emergencies, like budget cuts, so that's where more of our energy has gone. We haven't really been actively pursuing trusts and wills. When you get to the point of being really stable, when you know you'll be around for 50 years or so, then you can look at long-term investing. THF has been through quite a big change recently. For a while there, their investment strategy went against the market. The board has changed that in the last couple of years, and we're starting to see some growth. The current strategy is more about growth than earnings. I think THF has gained maturity, so I'm optimistic about them, and thinking more about actively pursuing the endowment. Once you give money to the THF, it's not really yours anymore.

4. What has been the best experience about partnering with this foundation?

CLIENT 1: The fact that they're so receptive. They sometimes seek us out to tell us about grant opportunities. They're real supporters of the library, too, so that benefits you.

CLIENT 2: We also apply for grants with them, and that part of the THF is great, they have a quick turnaround, they have a good process and really meet the need. The personnel are wonderful and they take the time to understand the nonprofit world around here. It's great to see the disbursement money in our bottom line.

5. What's the worst experience?

CLIENT 1: We don't really have any.

CLIENT 2: The way it was two or three years ago, our endowment was losing money and there was nothing we could do. The accounting at the time was irregular, their quarterly statements didn't always get issued on time. They were starving on staff in order to make more grants. I'm excited about the new admin assistant, the forms are clearer, the investment strategy is better.

6. Is there anything else we should know?

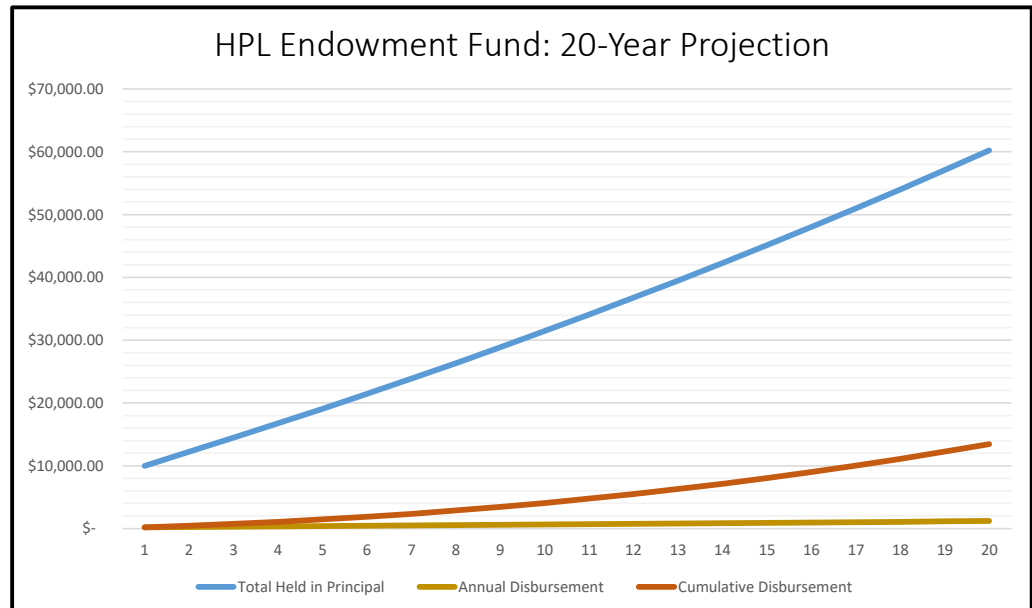
CLIENT 1: Be aware that donations made to the endowment fund can compete with donations made elsewhere, so consider the effect on other organizations—not that that should be a major consideration in your decision.

CLIENT 2: You have an interesting situation. Mike Miller seems like a great new director and the board seems strong. Politically, you will have a very hard time with investing in ACF, because we value investing in our local area.

Starting contribution: \$ 10,000.00
 Annual contributions: \$ 2,000.00
 Market return: 5.00%
 - Inflation proofing: 2.00%
 - Administration fees: 1.00%
 = Disbursement rate: 2.00%

Low Estimate (\$2k Annual Contributions, 5% Market Rate)

Years After Initial Contribution	Total Held in Principal	Annual Disbursement	Cumulative Disbursement
1	\$ 10,000.00	\$ 200.00	\$ 200.00
2	\$ 12,200.00	\$ 244.00	\$ 444.00
3	\$ 14,444.00	\$ 288.88	\$ 732.88
4	\$ 16,732.88	\$ 334.66	\$ 1,067.54
5	\$ 19,067.54	\$ 381.35	\$ 1,448.89
6	\$ 21,448.89	\$ 428.98	\$ 1,877.87
7	\$ 23,877.87	\$ 477.56	\$ 2,355.42
8	\$ 26,355.42	\$ 527.11	\$ 2,882.53
9	\$ 28,882.53	\$ 577.65	\$ 3,460.18
10	\$ 31,460.18	\$ 629.20	\$ 4,089.39
11	\$ 34,089.39	\$ 681.79	\$ 4,771.17
12	\$ 36,771.17	\$ 735.42	\$ 5,506.60
13	\$ 39,506.60	\$ 790.13	\$ 6,296.73
14	\$ 42,296.73	\$ 845.93	\$ 7,142.66
15	\$ 45,142.66	\$ 902.85	\$ 8,045.52
16	\$ 48,045.52	\$ 960.91	\$ 9,006.43
17	\$ 51,006.43	\$ 1,020.13	\$ 10,026.56
18	\$ 54,026.56	\$ 1,080.53	\$ 11,107.09
19	\$ 57,107.09	\$ 1,142.14	\$ 12,249.23
20	\$ 60,249.23	\$ 1,204.98	\$ 13,454.21

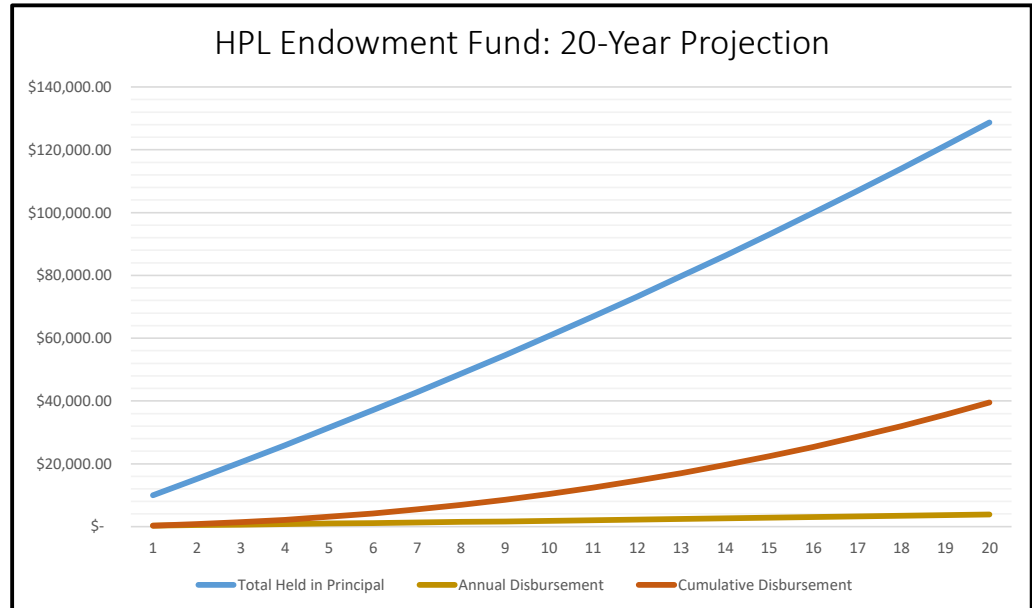


Compare with Wyoming Community Foundation's Endowment Calculator (<https://wycf.org/endowment-calculator>)
 and Investor.gov (<https://www.investor.gov/additional-resources/free-financial-planning-tools/compound-interest-calculator>)

Starting contribution: \$ 10,000.00
 Annual contributions: \$ 5,000.00
 Market return: 6.00%
 - Inflation proofing: 2.00%
 - Administration fees: 1.00%
 = Disbursement rate: 3.00%

Medium Estimate (\$5k Annual Contributions, 6% Market Rate)

Years After Initial Contribution	Total Held in Principal	Annual Disbursement	Cumulative Disbursement
1	\$ 10,000.00	\$ 300.00	\$ 300.00
2	\$ 15,200.00	\$ 456.00	\$ 756.00
3	\$ 20,504.00	\$ 615.12	\$ 1,371.12
4	\$ 25,914.08	\$ 777.42	\$ 2,148.54
5	\$ 31,432.36	\$ 942.97	\$ 3,091.51
6	\$ 37,061.01	\$ 1,111.83	\$ 4,203.34
7	\$ 42,802.23	\$ 1,284.07	\$ 5,487.41
8	\$ 48,658.27	\$ 1,459.75	\$ 6,947.16
9	\$ 54,631.44	\$ 1,638.94	\$ 8,586.10
10	\$ 60,724.07	\$ 1,821.72	\$ 10,407.82
11	\$ 66,938.55	\$ 2,008.16	\$ 12,415.98
12	\$ 73,277.32	\$ 2,198.32	\$ 14,614.30
13	\$ 79,742.87	\$ 2,392.29	\$ 17,006.59
14	\$ 86,337.72	\$ 2,590.13	\$ 19,596.72
15	\$ 93,064.48	\$ 2,791.93	\$ 22,388.65
16	\$ 99,925.77	\$ 2,997.77	\$ 25,386.42
17	\$ 106,924.28	\$ 3,207.73	\$ 28,594.15
18	\$ 114,062.77	\$ 3,421.88	\$ 32,016.04
19	\$ 121,344.02	\$ 3,640.32	\$ 35,656.36
20	\$ 128,770.90	\$ 3,863.13	\$ 39,519.48

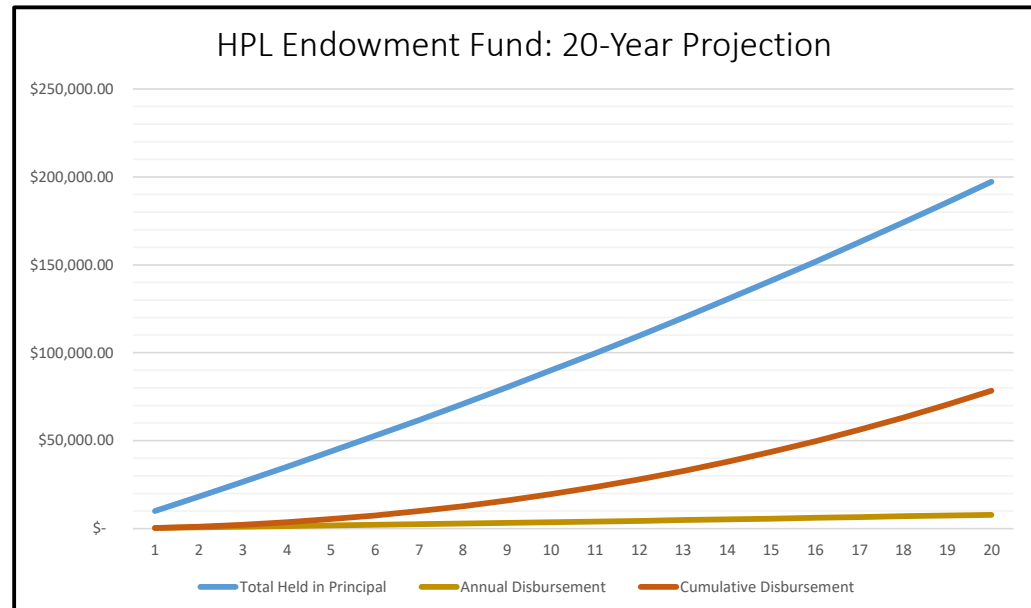


Compare with Wyoming Community Foundation's Endowment Calculator (<https://wycf.org/endowment-calculator>)
 and Investor.gov (<https://www.investor.gov/additional-resources/free-financial-planning-tools/compound-interest-calculator>)

Starting contribution:	\$ 10,000.00
Annual contributions:	\$ 8,000.00
Market return:	7.00%
- Inflation proofing:	2.00%
- Administration fees:	1.00%
= Disbursement rate:	4.00%

High Estimate (\$8k Annual Contributions, 7% Market Rate)

Years After Initial Contribution	Total Held in Principal	Annual Disbursement	Cumulative Disbursement
1	\$ 10,000.00	\$ 400.00	\$ 400.00
2	\$ 18,200.00	\$ 728.00	\$ 1,128.00
3	\$ 26,564.00	\$ 1,062.56	\$ 2,190.56
4	\$ 35,095.28	\$ 1,403.81	\$ 3,594.37
5	\$ 43,797.19	\$ 1,751.89	\$ 5,346.26
6	\$ 52,673.13	\$ 2,106.93	\$ 7,453.18
7	\$ 61,726.59	\$ 2,469.06	\$ 9,922.25
8	\$ 70,961.12	\$ 2,838.44	\$ 12,760.69
9	\$ 80,380.35	\$ 3,215.21	\$ 15,975.91
10	\$ 89,987.95	\$ 3,599.52	\$ 19,575.42
11	\$ 99,787.71	\$ 3,991.51	\$ 23,566.93
12	\$ 109,783.47	\$ 4,391.34	\$ 27,958.27
13	\$ 119,979.14	\$ 4,799.17	\$ 32,757.44
14	\$ 130,378.72	\$ 5,215.15	\$ 37,972.59
15	\$ 140,986.29	\$ 5,639.45	\$ 43,612.04
16	\$ 151,806.02	\$ 6,072.24	\$ 49,684.28
17	\$ 162,842.14	\$ 6,513.69	\$ 56,197.96
18	\$ 174,098.98	\$ 6,963.96	\$ 63,161.92
19	\$ 185,580.96	\$ 7,423.24	\$ 70,585.16
20	\$ 197,292.58	\$ 7,891.70	\$ 78,476.86



Compare with Wyoming Community Foundation's Endowment Calculator (<https://wycf.org/endowment-calculator>) and Investor.gov (<https://www.investor.gov/additional-resources/free-financial-planning-tools/compound-interest-calculator>)

PROGRAM SURVEY/REQUEST FOR FUNDS FOR SURVEY, AND #4 CONTINUE TO DEVELOP RELATIONSHIPS WITH OTHER KENAI PENINSULA LIBRARY BOARDS.

Boardmember Finn asked for further clarification on Goal #3. Boardmember Peterson gave a report on current relations with other KPB library boards and opined the importance of keeping it/continuing to foster relations. There was discussion on what other communities do, besides having a money-generating program or group like the Friends of the Homer Library.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Planned Giving Program
- i. HCC 2.48.050(e) LAB Powers & Duties Re: Solicitation of Donations
 - ii. HPL Gift Acceptance Policy
 - iii. "Leaving a Legacy through Planned Giving" Webinar Info

Chair Kuszmaul provided a summary on hers and Library Director Berry's meeting with the City Manager to present the idea of establishing a Planned Giving Program. Ms. Kuszmaul shared her opinions on the concept and further identified the next steps to make the program happen:

- Review Library's gift policy
- Review City's gift acceptance policy
- Review best practices for planned giving from other municipalities and library systems
- Draft recommendations for any changes in either library or city policy to facilitate planned giving to the library or other City departments
- Develop a planned giving program for the library
- Implement

KUSZMAUL/PETERSON MOVED TO MOVE FORWARD ON DEVELOPING A PLANNED GIVING PROGRAM FOR THE HOMER PUBLIC LIBRARY.

Library Director Berry provided his comments and support on the need to revise City Code and the gift acceptance policy to include larger gifts, such as large estate donations. Per an inquiry from Boardmember Finn, Mr. Berry further clarified there may be a need to split the policy between small and large gifts. Deputy City Clerk Tussey suggested the board hold a worksession at a later date to further discuss the policy details.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was brief discussion on coordinating efforts to work on the program. Ms. Tussey reminded the boardmembers to work directly with the staff person (Mr. Berry) but not together to ensure compliance with the Open Meetings Act.

LIBRARY ADVISORY BOARD
REGULAR MEETING
AUGUST 6, 2019

- ii. Director's Report dated June 30, 2019
- iii. Director's Report dated July 31, 2019
- iv. 2019 YTD Library Use Statistics – Laydown

Library Director Berry provided his staff report, noting the recent events explained in his three staff reports for the months of May, June, and July. He facilitated discussion and responded to questions regarding statistics, concerns over state budget cuts and their effect on the Homer Library, use of the sharps containers at the library, and library staff's participation in an Alaska Humanities Forum workshop on facilitating difficult conversations.

PUBLIC HEARING

PENDING BUSINESS

- A. Planned Giving Program
 - i. Memo from LAB Chair Kuszmaul Re: Library Gift Policy/Planned Giving Program
 - ii. "Leaving a Legacy Through Planned Giving" Webinar Info
 - iii. ALA information on Implementing a Basic Planned Giving Program
 - iv. HCC 2.48.050 Library Advisory Board – Powers & Duties

Chair Kuszmaul shared the information she learned from "Leaving a Legacy through Planned Giving", an online webinar that can provide a common base of understanding on implementing a basic Planned Giving Program. She explained that the first step in implementing such a program is to make sure current gift policy matches Homer City Code, where there are some discrepancies.

There was discussion on interpretations of the existing policy and code, the process for donating to the library and its current challenges, and seeking funds from City Council to utilize professional assistance to help set the program up. Mr. Berry noted that City Council has talked about hiring a City capital assets manager that could assist with a future program if such a person was hired. Ms. Kuszmaul emphasized that this project is long term, and that the LAB can work on it over the following months.

PETERSON/SCHMIDT MOVED THAT THE LAB MOVE FORWARD WITH A PLANNED GIVING PROGRAM.

There was discussion on whether there should be a 6 month time limit. The board agreed that leaving it open would be the best.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Gift Acceptance Policy
 - i. Memo from Library Director Berry Re: Library Gift Acceptance Policy
 - ii. HPL Existing Gift Acceptance Policy

Library Director Berry explained the gift acceptance policy and the discrepancies between what existing policy states, what is in City Code, and what is actually being practiced. He noted that the current policy is relatively good on listing the process of accepting gifts, but essentially says nothing about what to do

LIBRARY ADVISORY BOARD
REGULAR MEETING
AUGUST 6, 2019

with the donations afterwards. The policy and code are vague on if monetary donations have to be accepted by City Council through an ordinance, or if the Library Director has that authority as outlined in the library's gift acceptance policy that was approved by City Council.

The board discussed their interpretations of existing policy and City Code, and their concerns with how donated funds (given by donors who explicitly wish for it to go to the library) could be re-appropriated by City Council since they oversee the City's budget. The board agreed that the process for the receipt and disposition of gift donations should be more clear and consistent. City Staff clarified verbiage related to selecting a gift acceptance committee and listing out what kind of steps would need to be added to the policy.

Boardmember Peterson suggested the board have a worksession. Discussion ensued on who should attend (such as an attorney and a member of the PARCAC), when it should take place, and what the focus will be on. Deputy City Clerk Tussey said she would follow up with the City Clerk on the appropriate protocol and coordinate with Mr. Berry on when staff will have the worksession materials available.

- C. Library Strategic Plan 2020-2025
- i. Memo from Library Director Berry Re: Library Strategic Plan 2020-2025
 - ii. HPL Strategic Plan 2020-2025 DRAFT

Library Director Berry shared his revisions to the library's 2020-2025 Strategic Plan. The board discussed and directed questions to Mr. Berry regarding the following goals/priorities listed in the plan:

- Increasing public meeting room space or installing a metal gate to allow meetings after library hours
- The library's role during an emergency such as a tsunami
- Promoting databases
- Reaching out to homeschoolers to provide services
- Partnerships with other communities to share resources
- Other short/mid/long term priorities in general

At the request of the board, Mr. Berry agreed to bring a final draft to the September meeting for final approval.

- D. Joint LAB/FHL Fall Soiree Planning
- i. Memo from Library Director Berry Re: Joint LAB/FHL Soiree

Library Director Berry introduced the idea of organizing an event with the Friends of the Homer Library board. The board discussed location and time options and provided feedback to Mr. Berry to share with FHL at their meeting tomorrow.

There was a general consensus that October 4th at 6:30 pm would work for a "fall fling" and to establish the event as an annual occasion, and directing Mr. Berry to share the concept with the FHL board.

NEW BUSINESS



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

**Library Advisory Board Worksession
Tuesday, September 3, 2019 at 3:30 PM
City Hall Cowles Council Chambers**

CALL TO ORDER, 3:30 P.M.

APPROVAL OF AGENDA

DISCUSSION TOPIC(S)

- A. Gift Acceptance Policy
 - i. Memo from Library Director Berry Re: Gift Acceptance Policy
 - ii. Draft Donation Acceptance and Management Policy
 - iii. Draft Donor Recognition Policy
 - iv. Informational Materials Relating to Library Gift Policies
 - v. Informational Materials Related to Existing Homer City Policies

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting is TUESDAY, OCTOBER 1, 2019 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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VOTE: YES: SPRINGER, KUSZMAUL, PETERSON, VERNON, FINN, SCHMIDT

Motion carried.

- B. Library Strategic Plan 2020-2025
- i. Memo from Library Director Re: Draft of Library Strategic Plan
 - ii. Draft Library Strategic Plan 2020-2025 dated 8/27/19

Chair Kuszmaul introduced the most recent draft of the Library Strategic Plan and called for a motion.

PETERSON/SCHMIDT TO APPROVE THE AMENDED 2020-2025 STRATEGIC PLAN FOR THE HOMER PUBLIC LIBRARY.

Chair Kuszmaul requested to suspend the rules to allow public comment during the discussion. There was general consensus from the board to allow it.

Library Director Berry explained the changes that he made to the strategic plan. He included suggested amendments from the board and input from library staff. There were brief questions for clarification from the board on the draft.

VOTE: YES: SCHMIDT, SPRINGER, PETERSON, VERNON, FINN, KUSZMAUL

Motion carried.

- C. Library Gift Policy (see Sept. 3, 2019 Worksession Packet for Materials)

Chair Kuszmaul gave a short overview of what the board accomplished in their earlier worksession and called for a motion to take action on what was discussed. Library Director Berry clarified whether the board wanted to approve the revised policy as written, or to bring it back to the next meeting with all the changes for final approval.

VERNON/FINN MOVED TO DIRECT STAFF TO BRING A REVISED VERSION OF THE LIBRARY GIFT POLICY DRAFT TO THE NEXT MEETING.

Boardmember Peterson noted that research tasks were assigned to members and staff, and that more can be done at the next meeting once everyone brings their data/revised policy. Ms. Kuszmaul read for the record the board's next steps:

- Research community foundation options: getting as much background as possible
- Drafting a narrative to introduce the benefits of the new policy to City Council to seek a sponsor
- Formalize appreciation for donors
- Create materials for promotion

The board held discussion on their worksession, details of some of the next steps, and which boardmembers will work on parts of the plan to bring to the library director to include in the revised draft. Mr. Berry reiterated that the board felt the best approach going forward is to create an endowment fund for the library: an investment fund that can generate income for the long term. The

LIBRARY ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 3, 2019

next step is to flesh out that idea, perfect the proposal, and then sell it to City Council then the public for buy-in.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

- A. Library Budget Request
 - i. Memo from Library Director Re: FY 2020-2021 Budget Requests
 - ii. Library's Operating Budget

Library Director Berry reviewed his budget amendments with the board. The three budget changes he is asking for includes:

1. An accounting change to Communication; not really an increase but a change in how the money is tracked from a different budget account.
2. A \$7,000 increase in Books/Subscriptions; in the past the funds came from State grants but due to the State's financial uncertainty that grant may not be there.
3. An increase to Membership and Dues to cover membership rate increases for library databases and associations.

Chair Kuszmaul inquired on where the previous communication funds were listed, with Mr. Berry explaining City Staff's reasoning for the change. Boardmember Finn asked if he gets the sense this will be approved easily. Mr. Berry responded that he has a meeting with the City Manager on September 11th to propose the amendments and feels they're realistic and will be approved. Ms. Kuszmaul noted that this will be the City's first two year budget cycle. Boardmember Peterson questioned the increase to salaries/benefits. Mr. Berry clarified that he has no say on that section, that all personnel budget items are established and handled by Human Resources. Responding to Ms. Finn's questions, Mr. Berry said that he is comfortable with this budget, has no urgent needs on the horizon, and doesn't think he needs anything from the LAB at this time for the Council report. He explained that the liability insurance line items are handled through finance, and what the zeros meant under salaries/benefits.

VERNON/FINN MOVED TO APPROVE THE BUDGET AMENDMENTS AND RECOMMEND THAT CITY COUNCIL APPROVE THEM.

No further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL MATERIALS

- A. Memo from Library Director Re: LAB/FHL Soiree Schedule
- B. Resolution 19-053(A) Revised Patron Registration Policy
- C. Recognition Certificate & Letter for Mark Massion

VISITORS/PRESENTATIONS

A. Mike Miller, Executive Director, Homer Foundation – About the Homer Foundation

Mr. Miller provided a presentation on the Homer Foundation and the services that the Foundation provides to the Southern Kenai Peninsula from Ninilchik to Nanwalek. He explained the types of funds and benefits of investing in the various funds and or endowments. Mr. Miller explained that they have a goal to give away \$800,000 per year and raise a corpus of \$20 million dollars. He applauded the Board for considering setting up an endowment. It is believed that with the aging society and the wealth available it is an opportunity. Additional points of interest and information provided were on the following:

- Creation of specific funds needed by entities
- Changes on the management of the Homer Foundation
- Donations can be as small as \$2.50 and there is no limit, A \$10,000 start is required for a named fund
- Funds were managed locally up until two years ago when they transitioned to a Fund Manager and selected Vanguard
- Community Funding for non-profits
- Endowed funds versus non-endowed funds

Mr. Miller then answered questions from the Boardmembers on the following:

- Setting up named funds and the requirements
- Donations of real property and the process
- Vanguard Management received their 1% of the profit
- The Homer Foundation competitors as far as donations is separated by the type of donor and how they might be connected with the organization or the cause that the organization promotes or supports
- Public perception of the Homer Foundation
- Unable to quantify the Homer Foundation share of the receipts of the entire community in giving/donations made overall
- Vanguard's fee is prior to the distribution
- The \$20 million corpus goal would allow for the \$800,000 annual give away and statistically speaking they are raising the level but believes it would be attainable in the Homer Community
- Provided explanation on the process for funds that were not designated

Mr. Miller complimented the Alaska Foundation but did note that they are not based in Homer or the Homer area. He acknowledged that they do offer a wider range of investment opportunities than the Homer Foundation but covered the entire state where Homer Foundation focused on local investment opportunities.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Library Director Report dated September 27, 2019
- i. 2019 Statistical Report (laydown)
 - ii. 2018 Statistical Report

Library Director Berry provided an overview of September in the library, and discussed/facilitated questions from the board on the following topics:

- Very busy month of September planning for the possible teacher's strike which did not happen
- Kate Finn and I interviewed two community foundations about their endowment funds as part of the LAB's ongoing project to develop a planned-giving program.
- Separately I gave some brief speeches at the Elks Lodge and the Rotary Club
- Met with Rob Wiard to look at refurbishing the library's countertops.
- Cross-training among staff in order to provide backups for essential library operations
- The bookmobile has been decorated with two illustrations from *Matilda*, one on each side of the back door.

The Board reviewed the 2019 Statistics provided as a laydown.

PUBLIC HEARING

PENDING BUSINESS

- A. New Library Donation Policy & Donor Recognition Form
- i. New Library Donation Acceptance & Management Policy
 - ii. Donor Recognition Form

Chair Kuszmaul introduced the item for the record and invited the Library Director Berry to provide his report for the Board.

Library Director Berry reviewed his report and the amended draft of the Donation Policy from the September meeting plus the proposed form that was requested. This form is for staff use.

Boardmembers reviewed the draft donor form and the following points were raised:

- Donation policy – discussion on the amount indicated where the Library Director would require additional review and approval/input
- This form should not be used for large donations and should be used only for the current donations of the small donors or books, etc.
- Brief discussion on donor plaques, shelves, etc.
- There is currently no policy for naming rights of facilities
- Ability to request naming rights for a room if substantial donation was made
- Formatting of the donor form

- Name with check box for anonymous

A discussion ensued on leaving the amount of “\$5000 or more” in the policy on page one, under Equipment and Other Physical Items blank at the concern expressed by Chair Kuszmaul as to the necessity of Council to need to have a say in the acceptance of endowments or monetary amounts. She offered that the amount could be higher. Opposition was expressed by the Board on leaving it blank. Library Director Berry will consult with City Manager Koester on what would be acceptable to Council.

Further discussion ensued on large donors and use of the form and holding recognition events for large donors was more of Friends type not the Board but it was pointed out that the Friends would not be involved in getting or accepting this money it would be the Board.

FINN/SCHMIDT MOVED TO POSTPONE THE NEW LIBRARY DONATION POLICY UNTIL AFTER THE PRESENTATION FROM THE ALASKA COMMUNITY FOUNDATION.

There was a brief discussion on the scheduling of the presentation for The Alaska Community Foundation.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Selecting a Community Foundation to Manage the Library Endowment Fund
- i. Alaska Community Foundation Interview Responses
 - ii. The Homer Foundation Interview Responses
 - iii. Informational Materials from Alaska Community Foundation
 - iv. Informational Materials from Homer Foundation

Chair Kuszmaul introduced the item by reading of the title into the record.

Library Director Berry reviewed his report for the Board. He stated that those two foundations are the competitors for their business and there is some advantage to staying local but there is some advantage to go with The Alaska Community Foundation. He did note that Seward Library and Petersburg work with the Alaska Community Foundation. He then responded to questions from the Board related to the following:

- The amount currently available to start the fund is just under \$4000
- There is currently no plan to increase the amount but he is going to ask the Friends for a 1/1 Challenge Grant so he has no worry on reaching the \$10,000 amount.
- The Friends also work with the Homer Foundation
- Contact has not been made to check the references that were provided by the Homer Foundation
- It would be best to have the set of questions to ask each client, Boardmember Springer volunteered to assist Library Director Berry in canvassing the Clients of each perspective Foundation.

- Questions from the Board members should be sent to staff who will then distribute and work with Boardmember Springer to schedule the interviews

Boardmember Finn thanked Library Director Berry for his work in getting all the information together for them.

C. Library Endowment Fund Proposal
i. Draft Proposal for a Library Endowment Fund

Chair Kuszmaul introduced the item into the record.

Library Director Berry provided a brief summary on the proposal and asked if there were any questions.

A discussion ensued on approaching the Council to advocate support for the proposed creation of an Endowment Fund for the Library and who they should solicit first to become a sponsor.

Library Director Berry stated that this information will be presented to the City Manager prior to them approaching Councilmembers. He requested input on the proposed language in the packet.

There was a brief discussion on the wording in the proposal and no further amendments were proposed by the Board.

FAIR/FINN MOVED THAT THE LIBRARY ADVISORY BOARD APPROVES THE PROPOSAL FOR THE LIBRARY ENDOWMENT FUND AS WRITTEN WITH THE AMENDMENTS AND CHANGES.

There was a brief comment on adding the date at the bottom.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. Update on FY 2020-2021 Budget Requests

Library Director Berry reviewed his report and stated that in his meeting with the City Manager and Finance Director they received \$1500 for the increase in periodicals but did not get an increase in funding for books. He responded to questions from the Board regarding the reason for not getting the increase and the previous year funding amount.

NEW BUSINESS

INFORMATIONAL MATERIALS

Chair Kuszmaul noted that Anne Garrett was not present at the meeting; no presentation was given.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Library Director Report dated October 30, 2019
- i. 2019 Statistical Report (laydown)
 - ii. 2018 Statistical Report

Library Director Berry reviewed his staff report with the board and facilitated discussion on the following topics:

- Events throughout October including the Friends of the Homer Library Soiree, showing of *The Public* at the Homer Theatre, and the Book and Plant Sale;
- Numerous meetings and research done for the Library Endowment Fund;
- Library facility issues related to building wiring, printers not working, and a natural gas smell;
- Discussion during/after the movie event about support for a men's shelter;
- Status of the StoryWalk posts and display boards being replaced.

PUBLIC HEARING

PENDING BUSINESS

- A. Draft Ordinance Establishing a Library Endowment Fund
- i. Draft Ordinance 19-xx Establishing a Library Endowment Fund
 - ii. Example Ordinance from Warren-Newport Public Library District
 - iii. Example Ordinance from Wilsonville Public Library Board

Chair Kuszmaul introduced the agenda item. She gave a brief overview of the ordinance, that Library Director Berry was encouraged by City Manager Koester to draft it and now was the time for the LAB to provide their input. Mr. Berry explained the reasoning and sections of the ordinance draft, and shared what he learned from the City Manager and the Homer Foundation when writing the ordinance.

The board discussed the draft ordinance, noting and directing questions to staff on the following:

- The LAB is advisory, meaning it's not an administrative board, so it cannot be a recipient of funds; Section 2 creates a 3-person board to oversee allocation/disbursement of funds.
- Has to be a "field of interest" fund since we are a municipality.
- Per recommendation from councilmembers, Section 4 outlines what the purpose of the funds would be for.
- Section 5 will transfer the existing Library Gifts fund (currently under \$4,000) to the future Library Endowment Fund account to get it going.
- Number of members that would be on the Library Endowment Board: the board mutually agreed to keep it at three; the public member should be a resident of the City, or be a member of the library service area.
- Adding "for the duration of his/her" term for the appointed LAB member.
- Adding another "Whereas" to state the LAB's recommendation of having the endowment fund and using verbiage from the LAB's bylaws on aiding in setting policy.

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- Changing the word “spend” to “appropriate” under Section 4.
- Possibly adding “Special Projects” or something worded similarly, in Section 4 to give a bit more wiggle room to the purposes rather than just the three listed. Boardmember Finn gave an example of a special project. Mr. Berry explained his reasoning to leave it as-is and open, and that adding in a section about special projects may overstep into the FHL since that’s specifically the service they provide.
- Describing the essence of what the endowment fund would be used for.

Chair Kuszmaul reminded the board that there will be other opportunities to amend this draft ordinance from the City Attorney, from the sponsoring councilmembers, and from the City Clerk’s Office. There was brief discussion with staff on what action from the board may be needed at this time.

KUSZMAUL/FINN MOVED TO HAVE LIBRARY DIRECTOR BERRY MAKE THE RECOMMENDED CHANGES TO THE DRAFT ORDINANCE, AND THAT IT BE THE DRAFT THAT IS SUBMITTED TO THE CITY ATTORNEY AND COUNCILMEMBERS VENUTI AND ADERHOLD FOR FURTHER INPUT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Proposal to City Council Regarding a Library Endowment Fund
i. Draft Proposal for a Library Endowment Fund

Chair Kuszmaul introduced the agenda item. Library Director Berry explained that the goal is to have a scheduled worksession with City Council where the LAB can present their Library Endowment Fund Proposal, detailing out the gathered information on endowment funds, The Homer Foundation (THF), the Alaska Community Foundation (ACF), revenue projections, and the ordinance setting it up.

Mr. Berry noted what components of the proposal were new and shared feedback he received from other clients of the foundations; overall mostly positive. He explained that shortly after the agenda was set, Anne Garrett with ACF had contacted him about voluntarily withdrawing their proposal from consideration and why. Ms. Garrett stated that the ACF did not realize it was a competitive process and they didn’t want to be in competition with a local foundation, and highly recommended the City goes with THF unless we had a good reason we don’t want to select them. Mr. Berry opined that it seemed ACF wasn’t fully closing the door on the possibility, but that they were encouraging to go with THF.

Boardmember Peterson commented that ACF is still technically a “state” local foundation, therefore why wouldn’t Homer be considered local. She voiced her concerns with only having one option with the Homer Foundation, issues she sees with THF, and her reasoning for preferring ACF over the other.

Boardmember Fair stated that the LAB should hear from ACF but that it likely will have to be insisted. He reasoned that internal politics may have had a role in them withdrawing, but it seemed they had “left the door open” and we could still try to schedule a presentation in December.

Chair Kuszmaul shared her concerns that she didn't think bringing one choice without any other options doesn't give them a strong leg at the Council level. She felt that they wouldn't have done their due diligence if they opt for just one. Boardmember Vernon noted that the foundation's rate of return should be important and suggested considering the Juneau Foundation.

The board discussed their concerns with ACF withdrawing, the issues with only having The Homer Foundation as one choice. They mutually agreed that doing their due diligence is their obligation as a board and what is important is that people see they're giving their money to the library, not which foundation is managing it.

PETERSON/FAIR MOVED TO ASK THAT LIBRARY DIRECTOR BERRY DO A FOLLOW-UP REQUEST WITH THE ALASKA COMMUNITY FOUNDATION AND TO HAVE THEM PRESENT AT THE LAB'S DECEMBER MEETING.

Mr. Fair inquired on what the board will do if ACF declines to present, and if they'd follow up with a different foundation, such as the Juneau Foundation. Mr. Vernon commented that the Juneau Foundation does work with other communities. There was discussion on the motion and that the board will decide to contact other foundations at their next meeting once they know if ACF will accept their request or not. Boardmember Schmidt voiced his concerns with some of THF's policies on limiting fund withdrawals.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Kuszmaul shared some of the positive feedback and support given by Councilmember Venuti. She pointed out aspects of the presentation that were based on the feedback from both councilmembers, and other sections she wanted the board to be aware of.

There was discussion on other general aspects of having an endowment fund and the possibility and timing concerns with scheduling a worksession. Deputy City Clerk Tussey shared the Council meeting information she gathered from the City Clerk. Mr. Berry voiced his concerns with delaying the worksession/proposal past January or February. The board mutually agreed to have a joint worksession with City Council at their January 13, 2020 meeting.

NEW BUSINESS

A. Encouraging Students to Obtain Library Cards

Student Representative Greear spoke to what she learned on trying to find outreach options at her school on encouraging students to obtain library cards. She stated that the principal was not enthusiastic about offering incentives unless the school was getting reimbursed for discounts. The principal was willing to allow library card application forms be kept at the front desk and to hang posters in the hallways. She shared her experiences with advocating for change as a student.

A. Amy Skilbred, Juneau Community Foundation Presentation

Vice Chair Springer introduced Amy Skilbred with the Juneau Community Foundation (JCF), who was presenting telephonically.

Ms. Skilbred gave a brief description of what their foundation does for their community, how they invest, and the conversations she has had with foundations in the Homer area. She explained that the JCF board agreed their foundation was very similar to The Homer Foundation (THF) and recommended that the LAB choose THF for managing the endowment fund. A primary reason for this recommendation is that all foundations strive to support other foundations within their local community; it is how foundations grow, you'd be reinvesting in your community, and THF understands our locale better than an outside foundation.

Boardmember Kuszmaul voiced her concerns about limited abilities on moving funds around. Ms. Skilbred explained dynamics of agency/endowment funds and how their foundation works with customers to ensure their expenses are always covered and that they're not short on funds, and also how funds are moved around in the situation that an organization goes away.

Nina Kemppel, Alaska Community Foundation, also responded to Ms. Kuszmaul's question and reinforced Ms. Skilbred's response. She also spoke to variance power and that the ACF doesn't use it unless absolutely critical; their mission is to benefit the community and organizations for the long run.

Vice Chair Springer asked the board if there were any additional questions for Ms. Skilbred or if they would prefer to discuss/ask questions openly, and requested that Ms. Kemppel introduce herself to the board. The board mutually agreed to have an open discussion with both foundation representatives.

B. Nina Kemppel, Alaska Community Foundation: Follow-up Re: Additional Info Request

Nina Kemppel, CEO with the Alaska Community Foundation (ACF), gave further information regarding their foundation. She explained what they call the "Affiliate and Partner" model, which is a nation-wide agreement that allows numerous associations to support the diverse needs of a large area rather than it being up to one sole foundation. She noted that this model works best for Alaska. The core, fundamental belief is that local fundraising, local grant making, and local support of non-profit sector is best done by people in the community in which they live. She reiterated their support for THF and that the LAB selects them.

Boardmembers discussed the information provided and directed questions to Ms. Skilbred and Ms. Kemppel on the following topics:

- Differences between the foundations, such as not all use Vanguard, layout/percentages of accounts where the money is being invested, and how THF has a 40% socially responsible fund option while the others do not.
- Community foundations' stances on socially responsible investing.
- How the Affiliate Family Program works; provides training, a part-time program manager, and the parent foundation matches dollar-for-dollar what the affiliate raises in their community.

- THF being a partner, not an affiliate, and how that affects the library; key benefits include partners are vetted on all training/growth opportunities and have access to the ACF's policies that have already been approved and gone through the arduous process of being certified by the National Standards Review for Community Foundations.
- If there is insurance coverage provided, mainly for funds that aren't protected by FDIC.
- How the ACF's matching fund program works and the success rate of other communities that participate in the program.
- Whether the foundations invests in foreign stocks, and if so, how funds are allocated throughout those stocks.

Vice Chair Springer thanked Ms. Skilbred and Ms. Kempel for calling in.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Library Director Report dated November 23, 2019
- i. 2019 Statistical Report (laydown)
 - ii. 2018 Statistical Report

Library Director Berry provided his staff report and facilitated discussion with the board on the following items:

- Upgraded library software to new version, and working out the bugs from that update.
- Received a \$300 grant from Google to hold a Google CS First Hour of Code class.
- Facility upgrades/maintenance including replacing LED light bulbs and drainage pipe at the front entrance.
- Coordinated efforts with Boardmember Schmidt and Student Representative Greear on increasing student card registration.
- Improvements to the library trail are planned for the spring to clear underbrush and possibly add lighting to help mitigate drug use in the forested area by the library. The recently approved Wayfinding-Streetscape Plan could potentially include new signage for the trail as well.
- 2019 statistics weren't available but would be emailed out tomorrow.

PUBLIC HEARING

PENDING BUSINESS

- A. Library Endowment Fund Proposal
- i. Library Endowment Fund Options: Pros & Cons Chart
 - ii. Administrative Fee Chart for Juneau Community Foundation
 - iii. Revised Draft Endowment Fund Proposal to City Council
 - iv. HCC 3.10 Investment & Collateralization of Public Funds

Library Director Berry spoke to the memo outlining what he learned on how the City manages funds. He reminded the board that there is a joint worksession scheduled with City Council January 13th and what the board's six options are to recommend to them. Mr. Berry's staff recommendation is to create a permanent endowment fund with The Homer Foundation. Failing that, his second recommendation

would be to create a non-endowed fund with The Homer Foundation, which may be a new option offered by THF in the future.

Boardmember Finn noted that the Juneau and Alaska Community Foundations did recommend the Homer Foundation, and she takes their recommendation seriously given their experience. She is open to other boardmembers' ideas but is willing to go with THF, especially since they are the only foundation that has socially responsible funds and that is important to her.

Boardmember Peterson shared her reservations with THF due to their small staff size and the possible lack in checks-and-balances. Mr. Berry responded, noting that the JCF is not any bigger than THF.

SCHMIDT/FAIR MOVED TO SUSPEND THE RULES TO ALLOW MIKE MILLER, THE HOMER FOUNDATION, TO PARTICIPATE IN THE DISCUSSION ON FOUNDATIONS.

Boardmember Vernon inquired on if an audience member could also participate. Deputy City Clerk Tussey clarified if the board is wishing for the THF representative to participate or if they're wanting to open the discussion to the public, which wasn't appropriate at that time. The board agreed to just have Mr. Miller participate.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Mike Miller noted that it's very common for foundations to have small staff sizes. He answered other questions from the board regarding accreditation, mix of stocks and bonds (Vanguard) and how those are invested. He explained the foundation's operations and who is on the THF board that makes decisions. Discussion ensued on how people can donate on THF's portal and issues with how available funds are listed on their website, and ways they could be presented to prevent confusion.

Boardmember Kuszmaul opined on recommending they create a non-endowment fund with THF, with the option to later convert it into an endowment. Discussion ensued on how the Library Endowment Fund should be organized and how the board foresaw the funds being used/managed. Mr. Miller explained the following:

- Differences between an endowment fund vs. non-endowment fund.
- The three fund options THF provides (Agency Endowment, Field of Interest, Donor Advised).
- What a "Field of Interest Fund" is and how it's the most applicable to the LAB's goals/situation.
- That the library will be limited on their starting option to what's called an "Acorn Fund" given the fact they have less than \$10,000 for their initial investment; "Acorn Funds" have a minimum investment of \$2,500 with the caveat that the fund must reach \$10,000 within two years or the money is forfeited to THF.

Mr. Berry referenced the draft ordinance that lists the purposes the earnings derived from the Library Endowment Fund would be appropriated towards. He noted that the vision for these funds has always been to provide a permanent stream of revenue that can be counted towards core library operations. There was brief discussion on whether the LAB wanted to maintain what was written out in the draft

ordinance, or if they wanted to significantly alter the document to change the type of fund and its uses. Mr. Berry emphasized that the establishing ordinance needs to specify the kind of fund, it can't be left blank, and what code amendments would be required to change it if the board opted to create a non-endowed fund and then switched it to an endowment fund later. He also noted that partnering with THF is not just about managing money, but also about managing donors and community relationships as well.

Discussion continued on the options available to the LAB, with questions directed to Mr. Berry and Mr. Miller for clarification. The board thanked Mr. Miller for his participation.

KUSZMAUL/SCHMIDT MOVED THAT THE LAB AND LIBRARY WORK WITH THE HOMER FOUNDATION TO ESTABLISH AN ACORN FUND TO START FUNDRAISING, AND THAT WE EXECUTE AN AGREEMENT WITH THE HOMER FOUNDATION.

Boardmember Kuszmaul opined to the board on whether they're establishing it as an endowment or non-endowment fund. Mr. Berry asked for clarification on if the motion was to establish an Acorn Fund with THF and defer the decision on whether it should be endowed/non-endowed. Mr. Miller clarified that THF does not have a non-endowment fund option available at this time; it is something their board is working towards having possibly by February 2020. He suggested that the LAB authorize the Library Director to work with THF on developing a fund agreement to recommend to City Council. He and Mr. Berry could work out the parameters of an Acorn Fund with the anticipation of it either being an endowment or non-endowment fund, and would then have a document to consider.

Per questions posed by the board, Mr. Berry reiterated the following:

- That the LAB needs to decide on their recommendation to City Council, who makes the ultimate decision.
- To remember that any concept proposed at the January 13th worksession will also go through the City Attorney for review.
- That the Friends of the Homer Library already has an endowment fund with THF but theirs is focused on programs outside of the library; they do not want to be involved in core library operations such as purchasing materials or equipment.

The board took turns voicing their opinion on if they prefer endowment vs. non-endowment and where they stand in the process; majority of the boardmembers felt going with an endowment fund initially is the better option. There was discussion on how the motion can be amended.

FAIR/FINN MOVE TO MAKE AN AMENDMENT TO RECOMMEND TO CITY COUNCIL THAT WE ESTABLISH AN ACORN FUND WITH THE HOMER FOUNDATION IN THE FORM OF A "FIELD OF INTEREST" ENDOWMENT FUND.

There was brief clarification on just stating endowment fund, rather than "fully endowed" fund.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Vice Chair Springer requested Deputy City Clerk Tussey read back the main motion with the amendment for clarification. Ms. Tussey noted that Ms. Kuszmaul, seconded by Mr. Schmidt, moved that the LAB establish an Acorn Fund with The Homer Foundation, then was amended to include in the form of a "Field of Interest" Endowment Fund.

VOTE (main motion as amended): YES: PETERSON, SPRINGER, SCHMIDT, FINN, FAIR, KUSZMAUL
NO: VERNON

Motion carried.

Vice Chair Springer called for a four minute recess at 7:24 p.m.

The meeting was called back to order at 7:28 p.m.

Mr. Berry requested the board to clarify if he needs to work with Mike Miller with THF to draft a fund agreement to bring to the worksession.

FAIR/PETERSON MOVED TO DIRECT LIBRARY DIRECTOR BERRY TO MEET WITH MIKE MILLER OF THE HOMER FOUNDATION TO CREATE A ROUGH AGREEMENT FOR AN ENDOWMENT FUND.

Boardmember Finn asked when the other boardmembers would be able to review the draft agreement before the City Council worksession. Deputy City Clerk Tussey noted that she could distribute any prepared draft to the boardmembers and they could submit comments directly to staff. Mr. Berry reminded the board that the point of the worksession is to hammer out the details of an agreement; they do not have to have a polished presentation ready to go.

Ms. Kuszmaul opined that the material they have prepared so far, plus the items from THF, would be sufficient to have a discussion on with Council and all the info about the other foundations should be removed from the proposal. She recommended that the details of the agreement should be worked out at the worksession with Council, instead of crafting the agreement without their input, and then bring forward a more finalized proposal at another Council meeting.

Discussion ensued on whether a draft agreement should be prepared before the worksession, or if it should be worked out with City Council at the worksession. There were concerns of getting too far ahead of Council.

VOTE: NO: PETERSON, SPRINGER, SCHMIDT, FINN, FAIR, KUSZMAUL, VERNON

Motion failed.

Mr. Berry stated that he will contact and update Mr. Miller after the January 13th City Council worksession.

B. LAB Goals for 2020